

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
WALTON HOUSE LLC 25 WALTON AVENUE HYANNIS MA 02601				1	Level	6	Septic	1	Paved			Description	Code	Assessed	Assessed		
						4	Gas					RESIDENTL	1010	298,500	298,500		
						2	Public Water			4		RES LAND	1010	129,900	129,900		
SUPPLEMENTAL DATA																	
Alt Prcl ID				Split Zonin				Plan Ref.									
BID Parcel				ResExpt Q				Land Ct# 17201-C									
#DL 1 LOT C-3				#DL 2				Life Estate				PP STATU					
GIS ID F_985613_2703286				Assoc Pid#													
												Total		428,400		428,400	

801
FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
WALTON HOUSE LLC				C231774	0	12-09-2022		U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
FERNANDES, STEVEN A				C231558	0	11-16-2022		U	I			100	1F	2025	1010	298,500	2024	1010	300,400	2023	1010	249,300	
WALTON HOUSE LLC				C227736	0	09-30-2021		U	I			100	1F		1010	129,900							
FERNANDES, STEVEN A				C213606	0	07-27-2017		U	I			180,000	1F										
FERNANDES, STEVEN A & FERNANDO A				D132628	0	03-03-2017		U	I			0	1F										
												Total		428,400		Total		430,300		Total		374,000	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
			Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name	B	Tracing	Batch											
0104				HYAN											
NOTES															
				Total Appraised Parcel Value		428,400									

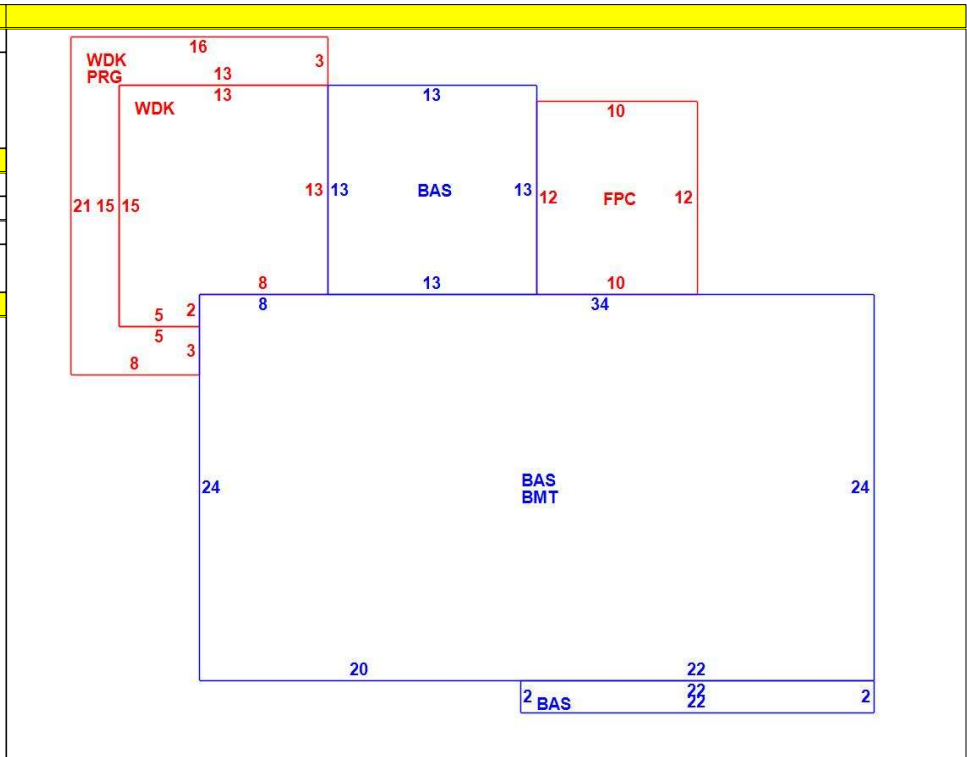
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-17	12-12-2023	804	Addn Alt-Res	3,500	05-03-2024	100	06-30-2024	REMOVING DAMAGED GAR	05-03-2024	SR	01		02	Bldg Permit Completed
201204565	07-30-2012	NR	New Roof	5,100	06-30-2013	100	06-30-2013	REROOF STRIPPING OLD	05-05-2020	WD			FR	Field Review
200803858	07-18-2008	OB	Out Building		10-23-2008	100	06-30-2010	10 X 12 SHED	11-09-2017	SR	02		03	Cycl Insp Comp

LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value					
1	1010	Single Fam M-0	RB	4	0.210	AC	176,344.00	3.89789	1.0000	5	1.00	0104	0.900		1.0000	618,632.3	129,900				
					Total Card Land Units		0.21		AC		Parcel Total Land Area					0.21		Total Land Value		129,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	07	Asbest Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	351,758
Year Built	1960
Effective Year Built	1990
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	260,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	Fireplace 1 sto	B	1	5000.00	1988		74		0.00	3,700
BRR	Bsmt Rec Rm-	B	294	8.05	1988		74		0.00	1,800
BFA	Bsmt Fin-Avg	B	170	17.36	1988		74		0.00	2,200
WDC	Wood Decking	L	296	20.00	1993		48		0.00	2,900
FOPC	Open Prch-roo	B	120	55.00	1988		74		0.00	3,900
BMT	Basement-Unfi	B	1,008	26.01	1988		74		0.00	19,800
PRG1	Pergola-Avg	L	117	18.00	2017		86	C	1.00	1,800
SHED	Shed	L	120	18.00	2017		96		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,221	1,221	1,221	288.09	351,758
BMT	Basement Area	0	1,008	0	0.00	0
FPC	Open Porch Conc. Floor	0	120	0	0.00	0
PRG	Pergola	0	117	0	0.00	0
WDK	Wood Deck	0	296	0	0.00	0
Ttl Gross Liv / Lease Area		1,221	2,762	1,221		351,758

