

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|---|--|---------|--------------|---|----------|--------------------|------|----------|----------|
| KULLAS, RICHARD M 311 WINTER STREET HYANNIS MA 02601 | | 1 Level | 1 All Public | 1 Paved | | Description | Code | Assessed | Assessed |
| | | | 4 Gas | | | RESIDNTL | 1010 | 255,000 | 255,000 |
| | | | | | | RES LAND | 1010 | 118,100 | 118,100 |
| SUPPLEMENTAL DATA | | | | | | | | | |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 1 BLOCK G #DL 2 GIS ID F_987772_2703623 | | | | Plan Ref. 14/41 Land Ct# #SR Life Estate RICHARD M KUL PP STATU Assoc Pid# | | | | | |
| | | | | | | Total | | 373,100 | 373,100 |

801
 FY2025
 BARNSTABLE, MA

VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|----------------------------|--|-------------|------------|-----|-----|-----------|----|--------------------------------|------|----------|-------|------|----------|-------|--|---------|
| KULLAS, RICHARD M | | 36134 116 | 12-14-2023 | U | I | 100 | 1F | Year | Code | Assessed | Year | Code | Assessed | | | |
| KULLAS, RICHARD M | | 31856 0093 | 01-26-2019 | U | I | 0 | 1F | 2025 | 1010 | 255,000 | 2024 | 1010 | 255,000 | | | |
| KULLAS, RICHARD M & JEAN N | | 1166 0502 | 07-26-1962 | U | | 0 | | | 1010 | 118,100 | 2023 | 1010 | 118,100 | | | |
| | | | | | | | | Total | | 373,100 | Total | | 373,100 | Total | | 331,800 |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | APPRAISED VALUE SUMMARY | | | | |
|------------|------|-----------------------|--------|-------------------|-------------|--------|--------|--------------------------------------|---|--|--|--|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | This signature acknowledges a visit by a Data Collector or Assessor | | | |
| 2025 | 5C | RESIDENTIAL EXEMPTION | | | | | | | Appraised Bldg. Value (Card) 226,300 | | | |
| | | | Total | | | | 0.00 | Appraised Xf (B) Value (Bldg) 24,700 | | | | |

| ASSESSING NEIGHBORHOOD | | | |
|------------------------|-----------|---|---------------|
| Nbhd | Nbhd Name | B | Tracing |
| 0104 | | | Batch HYAN |

| NOTES | | | |
|--------------------------------------|--|--|--|
| | | | |
| Total Appraised Parcel Value 373,100 | | | |
| Valuation Method C | | | |
| Total Appraised Parcel Value 373,100 | | | |

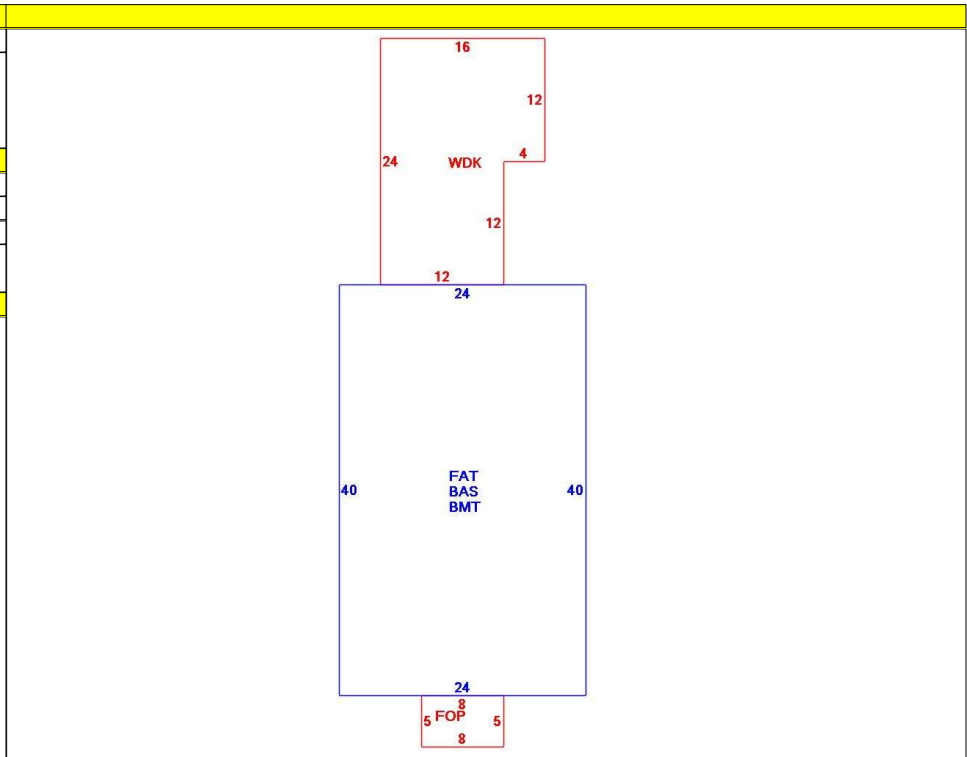
| BUILDING PERMIT RECORD | | | | | | | | VISIT / CHANGE HISTORY | | | | | | | |
|------------------------|------------|------|----------------|--------|------------|--------|-----------|---|------------|----|------|----|----|----------------------------|--|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result | |
| 17-3794 | 11-06-2017 | 835 | Sid/Wind/Roof/ | 5,000 | | 100 | | re-roof stripping old shingles - HY DECK | 08-22-2024 | JO | 03 | | 16 | In Office Review | |
| B28352 | 08-01-1985 | WD | Wood Deck | 2,500 | 10-15-1986 | 100 | | | 12-15-2023 | AG | 03 | | 16 | In Office Review | |
| | | | | | | | | | 05-06-2020 | WD | | | FR | Field Review | |
| | | | | | | | | | 05-07-2019 | CL | | | 16 | In Office Review | |
| | | | | | | | | | 10-30-2017 | SR | 02 | | 03 | Cycl Insp Comp | |
| | | | | | | | | | 06-02-2003 | PT | 02 | | 01 | Meas/Est | |
| | | | | | | | | | 03-13-2001 | SM | 01 | | 00 | Meas/Listed-Interior Acces | |

| 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 | 0.110 AC | 176,344.00 | 6.76653 | 1.0000 | 5 | 1.00 | 0104 | 0.900 | | 1.0000 | 1,073,917 | 118,100 | |
| | | | | | Total Card Land Units | 0.11 AC | Parcel Total Land Area | | | | | 0.11 | | | | Total Land Value | 118,100 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 06 | Conventional | | | |
| Model | 01 | Residential | | | |
| Grade: | C | Average | | | |
| Stories | 1.3 | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | | | | | |
| 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 | 12 | Hardwood | | | |
| Heat Fuel | 02 | Oil | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 01 | None | | | |
| Bedrooms | 02 | 2 Bedrooms | | | |
| Full Baths | 1 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 5 | 5 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Sewer Occupan | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 01 | Poured Conc. | | | |
| Rms Prts | | | | | |
| Bath Split | 10 | 1 Full-0 Half | | | |

| CONDO DATA | | | | |
|-------------|------|-------------|---------|-----|
| Parcel Id | | C | Owne | 0.0 |
| Adjust Type | Code | Description | Factor% | |
| Condo Flr | | | | |
| Condo Unit | | | | |

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Building Value New | 327,976 |
| Year Built | 1931 |
| Effective Year Built | 1984 |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 31 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 69 |
| RCNLD | 226,300 |
| 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 |
| BRR | Bsmt Rec Rm- | B | 260 | 8.05 | 1979 | | 69 | | 0.00 | 1,400 |
| FPL1 | Fireplace 1 sto | B | 1 | 5000.00 | 1979 | | 69 | | 0.00 | 3,500 |
| WDC | Wood Decking | L | 336 | 20.00 | 1986 | | 34 | | 0.00 | 2,300 |
| FOP | Open Porch-ro | B | 40 | 55.00 | 1979 | | 69 | | 0.00 | 2,000 |
| BMT | Basement-Unfi | B | 960 | 26.01 | 1979 | | 69 | | 0.00 | 17,800 |
| SHED | Shed | L | 96 | 18.00 | 2017 | | 96 | | 0.00 | 1,700 |
| SOLT | Solar Thermal | B | 64 | 86.00 | 1979 | | 0 | | 0.00 | 0 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | |
|-----------------------------------|-----------------|-------------|------------|----------|-----------|----------------|--|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | |
| BAS | First Floor | 960 | 960 | 960 | 297.08 | 285,197 | |
| BMT | Basement Area | 0 | 960 | 0 | 0.00 | 0 | |
| FAT | Attic, Finished | 144 | 960 | 144 | 44.56 | 42,780 | |
| FOP | Open Porch | 0 | 40 | 0 | 0.00 | 0 | |
| WDK | Wood Deck | 0 | 336 | 0 | 0.00 | 0 | |
| Ttl Gross Liv / Lease Area | | 1,104 | 3,256 | 1,104 | | 327,977 | |

