

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
TSIAREAS, MARIA 162 WALTON AVE HYANNIS MA 02601	1	Level	2	Public Water	1	Paved	Description	Code	Assessed		Assessed
	4	Gas					RESIDNTL	1010	452,000		452,000
	6	Septic			4		RES LAND	1010	135,300	135,300	
SUPPLEMENTAL DATA						Total				587,300	587,300
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#		17201-L			
BID Parcel		ResExpt Q		#SR		Life Estate		PP STATU			
#DL 1		LOT 35		Assoc Pid#							
#DL 2											
GIS ID		F_986035_2704569									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
TSIAREAS, MARIA	1,448,155	0	01-24-2021	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed		
TSIAREAS, JOHN H & MARIA	C173718	0	07-15-2004	U	I	100	1A	2025	1010	452,000	2024	1010	442,100		
TSIAREAS, JOHN & MARIE	C116036	0	11-15-1988	U	I	1	A		1010	135,300	2023	1010	382,900		
TSIAREAS, JOHN	C116035	0	11-15-1988	U	I	1	A					1010	129,800		
TSIAREAS, JOHN & MARIE	C79815	0	10-28-1979	U		0		Total		587,300	Total		577,400	Total	512,700

EXEMPTIONS		OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			411,200
Appraised Xf (B) Value (Bldg)			38,500
Appraised Ob (B) Value (Bldg)			2,300
Appraised Land Value (Bldg)			135,300
Special Land Value			0
Total Appraised Parcel Value			587,300
Valuation Method			C
Total Appraised Parcel Value			587,300

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
B32404	11-01-1988	AD	Addition	12,000	03-15-1989	100		HY ADD'N	05-05-2020	WD			FR	Field Review
									12-19-2017	KM	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	0.290	AC	176,344.00	2.93869	1.0000	5	1.00	0104	0.900		1.0000	466,394.6	135,300
Total Card Land Units					0.29	AC	Parcel Total Land Area					0.29	Total Land Value			135,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	04	Plywood Panel			
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		507,655
			Year Built		1979
			Effective Year Built		1999
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		19
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		81
			RCNLD		411,200
			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	1997		81		0.00	4,100
BRR	Bsmt Rec Rm-	B	130	8.05	1997		81		0.00	800
PAT1	Patio- Average	L	504	5.89	1998		79		0.00	2,300
GAR	Attached Gara	B	308	40.00	1997		81		0.00	11,000
BMT	Basement-Unfi	B	1,080	26.01	1997		81		0.00	22,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,912	1,912	1,912	265.51	507,655
BMT	Basement Area	0	1,080	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
PTO	Patio	0	504	0	0.00	0
Ttl Gross Liv / Lease Area		1,912	3,804	1,912		507,655

