

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
PAICOPOULOS, GEORGE J & MARIA				1 Level	1 All Public	1 Paved	9 Rear Location	Description	Code	Assessed	Assessed	
92 GOSNOLD ST								RESIDNTL	1090	654,600	654,600	
HYANNIS MA 02601								RES LAND	1090	246,400	246,400	
SUPPLEMENTAL DATA												
Alt Prcl ID						Plan Ref. 229/117						
Split Zonin						Land Ct#						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 LOT 1						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_988713_2696282								Total		901,000	901,000	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PAICOPOULOS, GEORGE J & MARIA I V							25796	0036	10-28-2011	U	I	406,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DAVIS-GAVIN, JANE F ESTATE OF							25796	0034	10-28-2011	U	I	0	1	2025	1090	654,600	2024	1090	656,500	2023	1090	556,500
DAVIS-GAVIN, JANE F							5951	0091	09-15-1987	U	I	1	A		1090	246,400		1090	246,400		1090	224,000
GAVIN, KENNETH J							3512	0161	07-15-1982	Q	I	105,000	U	Total		901,000	Total		902,900	Total		780,500

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							
0107				HYAN	Appraised Bldg. Value (Card)						619,100
					Appraised Xf (B) Value (Bldg)						19,400
					Appraised Ob (B) Value (Bldg)						16,100
					Appraised Land Value (Bldg)						246,400
					Special Land Value						0
					Total Appraised Parcel Value						901,000
					Valuation Method						C
					Total Appraised Parcel Value						901,000

NOTES												VISIT / CHANGE HISTORY					
												Date	Id	Type	Is	Cd	Purpost/Result
												05-11-2020	WD			FR	Field Review
												05-16-2018	JL	03		16	In Office Review
												09-06-2017	SR	01		03	Cycl Insp Comp
												02-27-2013	JR	03		16	In Office Review
												03-26-2002	PT	01		00	Meas/Listed-Interior Acces

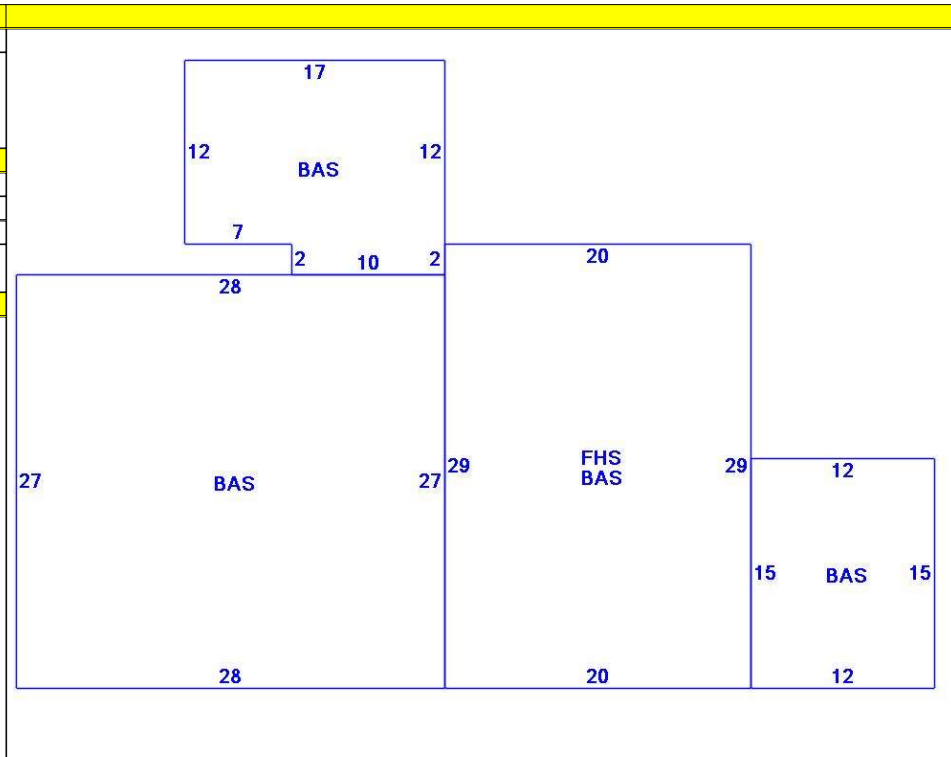
BUILDING PERMIT RECORD												LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments									
19-3190	09-27-2019	835	Sid/Wind/Roof/	9,485		100		Roof									

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	1090	Multi Hses M-01	RB	4	0.980	AC	176,344.00	1.01851	1.0000	5	1.00	0107	1.400		1.0000	251,448.9	246,400
Total Card Land Units					0.98	AC	Parcel Total Land Area					0.98	Total Land Value				246,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan	2				
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	564,726
Year Built	1720
Effective Year Built	1989
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	412,200
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
FPL2	Fireplace 1.5 s	B	2	6000.00	1984		73		0.00	8,800
FGR2	Garage- Avg-	L	762	50.00	1965		41	00	1.00	15,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,740	1,740	1,740	278.19	484,051
FHS	Half Story	290	580	290	139.10	80,675
Ttl Gross Liv / Lease Area		2,030	2,320	2,030		564,726



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HYANNIS MA 02601						RES LAND	1090	246,400	246,400	
SUPPLEMENTAL DATA										
Alt Prcl ID				Plan Ref. 229/117						
Split Zonin				Land Ct#						
BID Parcel				#SR						
ResExpt Q				Life Estate						
#DL 1 LOT 1				PP STATU						
#DL 2				Assoc Pid#						
GIS ID F_988713_2696282						Total 901,000 901,000				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PAICOPOULOS, GEORGE J & MARIA I V		25796 0036	10-28-2011	U	I	406,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DAVIS-GAVIN, JANE F ESTATE OF		25796 0034	10-28-2011	U	I	0	1	2025	1090	654,600	2024	1090	656,500	2023	1090	556,500
DAVIS-GAVIN, JANE F		5951 0091	09-15-1987	U	I	1	A		1090	246,400		1090	246,400		1090	224,000
GAVIN, KENNETH J		3512 0161	07-15-1982	Q	I	105,000	U	Total 901,000 Total 902,900 Total 780,500								

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											
Nbhd	Nbhd Name	B	Tracing	Batch							
0107				HYAN							

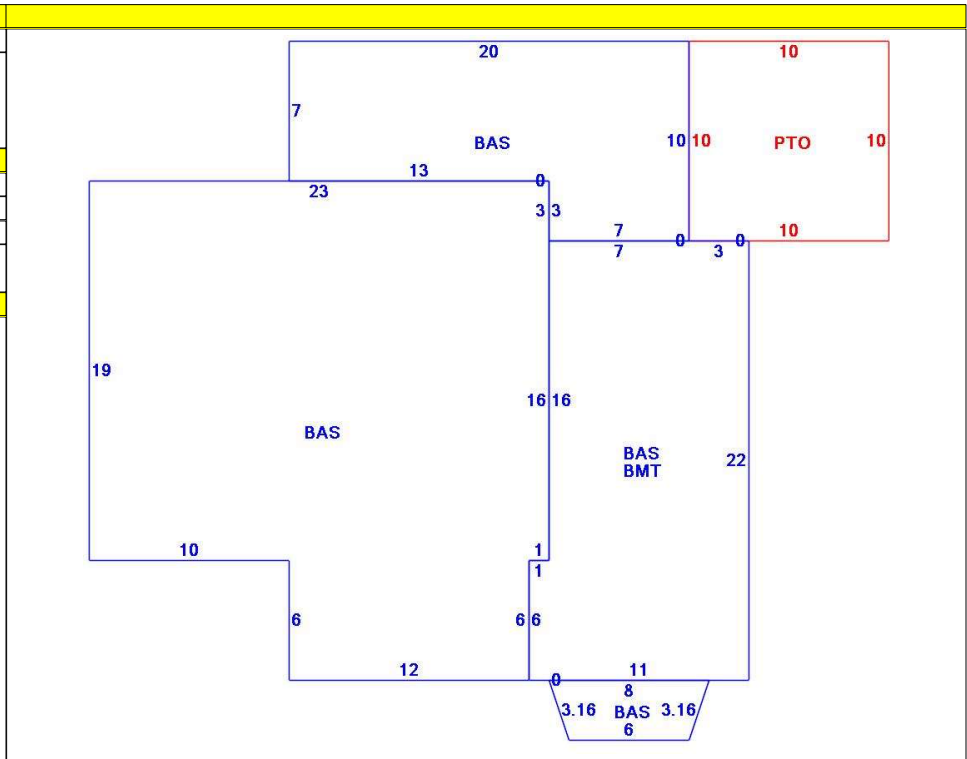
NOTES											

APPRAISED VALUE SUMMARY											
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Appraised Xf (B) Value (Bldg)										19,400	
Appraised Ob (B) Value (Bldg)										16,100	
Appraised Land Value (Bldg)										246,400	
Special Land Value										0	
Total Appraised Parcel Value										901,000	
Valuation Method										C	
Total Appraised Parcel Value										901,000	

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			

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	
2	1090	Multi Hses M-01	RB	4	0 SF	0.00	1.00000	1.0000	5	1.00	0107	1.400		0.0000	0	0	
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.98	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	08	Mixed			
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		299,914
			Year Built		1940
			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		206,900
			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	1979		69		0.00	3,500
BMT	Basement-Unfi	B	226	26.01	1979		69		0.00	7,100
PAT2	Patio-Good	L	100	9.94	1992		46		0.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	917	917	917	327.06	299,914
BMT	Basement Area	0	226	0	0.00	0
PTO	Patio	0	100	0	0.00	0
Ttl Gross Liv / Lease Area		917	1,243	917		299,914

