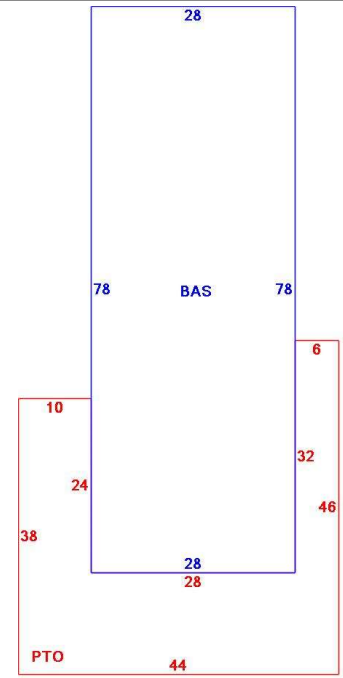


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION							
VALLAS, MICHAEL T		1	Level	1	All Public	1	Paved			Description	Code	Assessed	Assessed								
86 GOSNOLD STREET								4		RESIDNTL	1040	274,600	274,600								
HYANNIS MA 02601										RES LAND	1040	225,800	225,800								
SUPPLEMENTAL DATA																					
Alt Prcl ID		Split Zonin		Plan Ref.		86/67															
#DL 1		LOT 1 & 2		Land Ct#																	
#DL 2				#SR																	
GIS ID		F_988882_2696289		Life Estate		PP STATU															
				Assoc Pid#						Total		500,400	500,400								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
VALLAS, MICHAEL T		29860	0238	08-15-2016		U	I	1	1F	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
VALLAS, MICHAEL T & ANGELIKI BELKA		22035	0026	05-18-2007		U	I	1	1A	1	1A	2025	1040	274,600	2024	1040	256,300	2023	1040	242,000	
VALLAS, MICHAEL T & ANGELIKI BELKA,		21905	0298	04-02-2007		U	I	1	1A	1	1A		1040	225,800		1040	225,800		1040	205,200	
VALLAS, MICHAEL T		15055	0176	04-17-2002		U	I	1	1A	1	1A										
VALLAS, MICHAEL T & MARY ET AL		12120	0253	03-12-1999		U	I	1	1A	1	1A										
												Total		500,400	Total		482,100	Total		447,200	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int													
2020	5C	RESIDENTIAL EXEMPTION	0.00																		
			Total				0.00														
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)				248,000									
0107						HYAN		Appraised Xf (B) Value (Bldg)				1,900									
								Appraised Ob (B) Value (Bldg)				24,700									
								Appraised Land Value (Bldg)				225,800									
								Special Land Value				0									
								Total Appraised Parcel Value				500,400									
								Valuation Method				C									
								Total Appraised Parcel Value				500,400									
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							
18-2913	10-04-2018	833	Shd-Res-under	0	06-30-2019	100	06-30-2019	200 sq. ft.	05-11-2020	WD			FR	Field Review							
18-1113	09-26-2018	822	Insulation	7,402	06-30-2019	100	06-30-2019	weatherization	09-17-2019	JD	03		16	In Office Review							
201202814	05-15-2012	SH	Shed		12-02-2013	100	06-30-2014	SHED 10X14	08-13-2019	SR	01		02	Bldg Permit Completed							
									12-07-2016	AL	03		16	In Office Review							
									06-27-2014	SR	01		03	Cycl Insp Comp							
									02-14-2014	MW	01		02	Bldg Permit Completed							
									05-17-2012	TP	03		16	In Office Review							
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	1040	Two Family	RB	4	0.550	AC	176,344.00	1.66254	1.0000	5	1.00	0107	1.400			1.0000	410,458.2	225,800			
Total Card Land Units					0.55	AC	Parcel Total Land Area					0.55	Total Land Value					225,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	10	Duplex			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	11	Clapboard			
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	03	Conc. Slab			
Rms Prts					
Bath Split	30	3 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	326,283
Year Built	1966
Effective Year Built	1993
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	76
RCNLD	248,000
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
PATF	Flagstone Pav	L	1,048	30.00	1994		75		0.00	21,100
SHED	Shed	L	80	18.00	2012		86		0.00	1,200
FPLG	Gas Fireplace-	B	1	2500.00	1991		76		0.00	1,900
SHED	Shed	L	135	18.00	2018		98		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,184	2,184	2,184	149.40	326,283
PTO	Patio	0	1,048	0	0.00	0
Ttl Gross Liv / Lease Area		2,184	3,232	2,184		326,283

