

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WALANTIS, TODD H & MEREDITH J  85 CRYSTAL RIDGE ROAD  COTUIT MA 02635		2   Above Street	2   Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 1,093,400 203,000	Assessed 1,093,400 203,000
		4   Gas	1   Paved						
		6   Septic		2					
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 13 #DL 2 GIS ID F_950302_2696401					Plan Ref. Land Ct# 23747-B #SR Life Estate PP STATU Assoc Pid#				
Total							1,296,400	1,296,400	

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WALANTIS, TODD H & MEREDITH J		C219215	0	04-25-2019	U	I	825,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WALANTIS, JOHN H & BRENDA J		C172867	0	04-30-2004	Q	I	608,000	00	2025	1010	1,093,400	2024	1010	1,064,100	2023	1010	942,900
MITRO, JOHN S & ANN A TRS		C123252	0	05-15-1991	U	I	1	A		1010	203,000		1010	203,000		1010	200,600
MITRO, JOHN S & ANN A		C119211	0	12-15-1989	Q	I	339,000	U									
BAYSIDE BUILDING CO INC		C118114	0	07-15-1989	Q	V	119,350	U									
Total							1,296,400	Total	1,267,100	Total	1,143,500						

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2021	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0106			COTUIT						
NOTES				Appraised Bldg. Value (Card)	937,300				
				Appraised Xf (B) Value (Bldg)	100,400				
				Appraised Ob (B) Value (Bldg)	55,700				
				Appraised Land Value (Bldg)	203,000				
				Special Land Value	0				
				Total Appraised Parcel Value	1,296,400				
				Valuation Method	C				
				Total Appraised Parcel Value	1,296,400				

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	
18-3683	11-07-2018	834	Sheet Metal	29,000	06-24-2019	100	06-30-2019	INSTALL DUCT SYSTEM FOR	08-21-2020	PK	03		16	In Office Review	
18-1446	07-31-2018	804	Addn Alt-Res	200,000	06-24-2019	100	06-30-2019	ADD BEDROOM AND BATH	05-29-2020	DM			FR	Field Review	
18-1485	06-18-2018	830	Pool - Inground	26,500	08-02-2018	100	06-30-2019	Construction of a 20'x 36' ingro	08-12-2019	SR	01		02	Bldg Permit Completed	
B37059	09-01-1994	SH	Shed	1,500	01-15-1995	100	12-31-1995	CO SHED	03-11-2019	SR	02		02	Bldg Permit Completed	
B33131	08-01-1989	DW	Dwelling	0	01-15-1990	100	12-31-1990	CO 11/2 S	09-19-2017	SR	02		03	Cycl Insp Comp	
									08-28-2014	JR	03		16	In Office Review	
									09-27-2005	PT	02		01	Meas/Est	

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	RF	2	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0106	1.150		1.0000	202,795.6	202,800
1	1010	Single Fam M-0	RF	2	0.010	AC 14,250.00	1.00000	1.0000	0	1.00	0106	1.150		1.0000	16,387.5	200
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value			203,000



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		4	Gas	1	Paved									
		6	Septic			2								
SUPPLEMENTAL DATA										Total		1,296,400	1,296,400	
Alt Prcl ID					Plan Ref.									
Split Zonin					Land Ct# 23747-B									
BID Parcel					#SR									
ResExpt Q YES:					Life Estate									
#DL 1 LOT 13					PP STATU									
#DL 2					Assoc Pid#									
GIS ID F_950302_2696401														

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2025	1010	1,093,400	2024	1010	1,064,100	2023	1010	942,900
									1010	203,000		1010	203,000		1010	200,600
								Total		1,296,400	Total		1,267,100	Total		1,143,500

EXEMPTIONS			OTHER ASSESSMENTS					PREVIOUS ASSESSMENTS (HISTORY)									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
									This signature acknowledges a visit by a Data Collector or Assessor								
									<b>APPRAISED VALUE SUMMARY</b>								
									Appraised Bldg. Value (Card) 937,300								
									Appraised Xf (B) Value (Bldg) 100,400								
									Appraised Ob (B) Value (Bldg) 55,700								
									Appraised Land Value (Bldg) 203,000								
									Special Land Value 0								
									Total Appraised Parcel Value 1,296,400								
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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

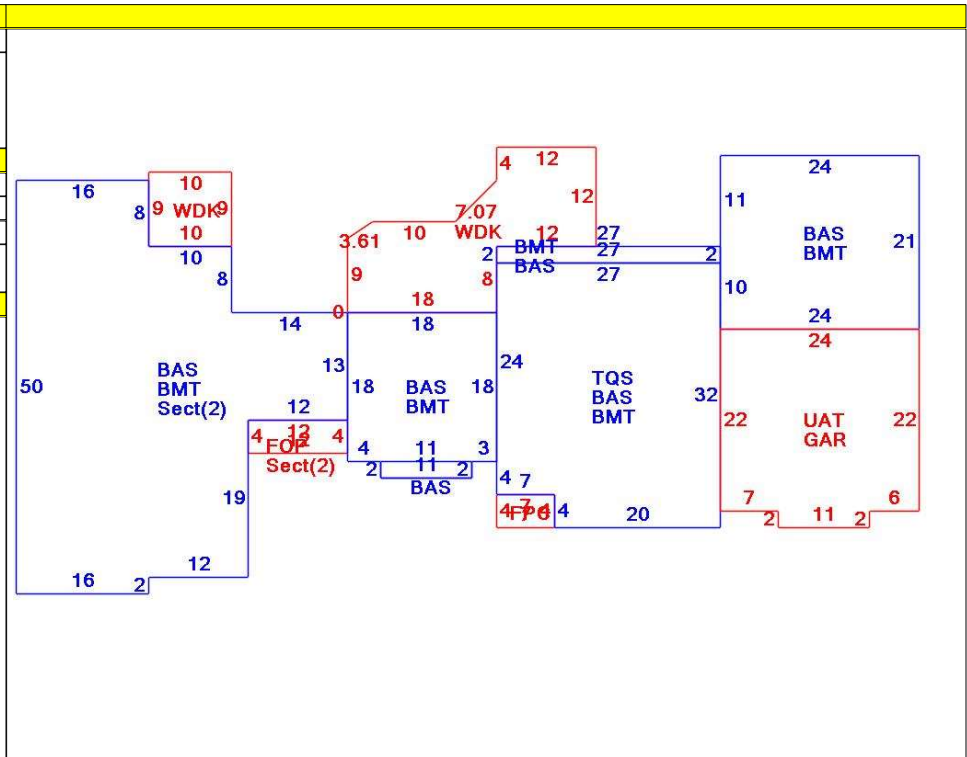
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
Total Card Land Units					Parcel Total Land Area					Total Land Value						







CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	01	1 Bedroom			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	2				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		1,027,901
			Year Built		2018
			Effective Year Built		2019
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		4
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		96
			RCNLD		937,300
			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
BMT	Basement-Unfi	B	1,420	26.01	2019		96		0.00	32,700
FOP	Open Porch-ro	B	48	55.00	2019		96		0.00	3,100
BGR2	2 Stall Bmt Ga	B	2	3244.00	2019		96		0.00	6,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,420	1,420	1,420	288.06	409,041
BMT	Basement Area	0	1,420	0	0.00	0
FOP	Open Porch	0	48	0	0.00	0
Ttl Gross Liv / Lease Area		1,420	2,888	1,420		409,041

