

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
GRIGORAS, VASILE & VERONICA  35 LYNNE ROAD  SUDBURY MA 01776				3	Below Street	2	Public Water	1	Paved			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 511,400 178,400	Assessed 511,400 178,400
				4	Gas										
				6	Septic										
SUPPLEMENTAL DATA															
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 13 #DL 2 GIS ID F_959454_2712494						Plan Ref. 398/64 Land Ct# #SR Life Estate PP STATU Assoc Pid#						Total 689,800 689,800			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
GRIGORAS, VASILE & VERONICA				33742	41	01-29-2021		Q	I	547,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAMPBELL, LYNNE ANTHONY TR				33480	0314	11-17-2020		U	I	100		1F		2023	1010	460,100	2022	1010	420,300	2021	1010	360,400
CAMPBELL, LYNNE ANTHONY				32696	0302	12-04-2019		U	I	0		1F			1010	162,400		1010	120,900		1010	120,900
ANTHONY, ANNE E				29184	0086	10-05-2015		U	I	100		1A									1010	3,200
ANTHONY, ANNE E				24671	0239	07-09-2010		U	I	0		1		Total		622,500	Total		541,200	Total		484,500

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2021	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			MARSTM

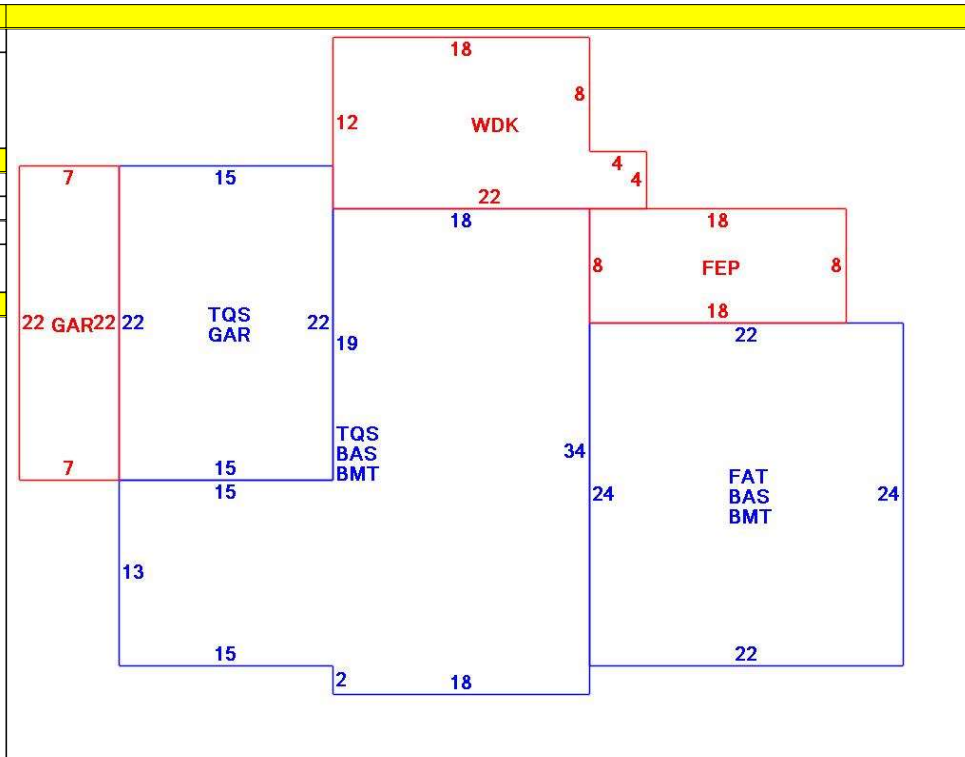
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			447,900
Appraised Xf (B) Value (Bldg)			60,300
Appraised Ob (B) Value (Bldg)			3,200
Appraised Land Value (Bldg)			178,400
Special Land Value			0
Total Appraised Parcel Value			689,800
Valuation Method			C
Total Appraised Parcel Value			689,800

NOTES											

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
B30854	06-01-1987	DW	Dwelling	100,000	01-15-1988	100		WB 2 STOR		05-01-2020	LS			FR	Field Review
										10-07-2019	SR	02		03	Cycl Insp Comp
										08-08-2014	JR	03		16	In Office Review
										02-20-2007	PT	02		14	Cyclical Inspection
										02-10-2000	PT	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	RF	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0105	1.000			1.0000	176,344	176,300	
1	1010	Single Fam M-0	RF	3	0.150	AC 14,250.00	1.00000	1.0000	0	1.00	0105	1.000			1.0000	14,250	2,100	
Total Card Land Units					1.15	AC	Parcel Total Land Area					1.15	Total Land Value					178,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
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	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		533,169
			Year Built		1987
			Effective Year Built		1999
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		16
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		84
			RCNLD		447,900
			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
FPL2	Fireplace 1.5 s	B	1	6000.00	2001		84		0.00	5,000
BRR	Bsmnt Rec Rm-	B	600	8.05	2001		84		0.00	4,100
WDC	Wood Decking	L	232	20.00	2000		62		0.00	3,200
FEP	Enclosed porc	B	144	70.00	2001		84		0.00	8,700
GAR	Attached Gara	B	484	40.00	2001		84		0.00	15,200
BMT	Basement-Unfi	B	1,335	26.01	2001		84		0.00	27,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,335	1,335	1,335	247.64	330,599
BMT	Basement Area	0	1,335	0	0.00	0
FAT	Attic, Finished	79	528	79	37.05	19,564
FEP	Enclosed Porch	0	144	0	0.00	0
GAR	Attached Garage	0	484	0	0.00	0
TQS	Three Quarter Story	739	1,137	739	160.96	183,006
WDK	Wood Deck	0	232	0	0.00	0
Ttl Gross Liv / Lease Area		2,153	5,195	2,153		533,169

