

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA	
TUDOR, TIMOTHY 28 PLEASANT PINES AVENUE CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	332,300	332,300		
			6 Septic		3	RES LAND	1010	176,200	176,200		
SUPPLEMENTAL DATA						Total				508,500	508,500
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 42 #DL 2 GIS ID F_975171_2710800				Plan Ref. 172/51 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
TUDOR, TIMOTHY		35591	251	01-13-2023	U	I	475,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
SABATINI, PATRICIA A HEIRS OF		BA22P18	0	09-12-2022	U	I	0	1F	2025	1010	332,300	2024	1010	330,400	2023	1010	286,000	
SABATINI, PATRICIA A		27895	0297	12-20-2013	U	I	1	1J		1010	176,200		1010	176,200		1010	174,100	
SABATINI, CONSTANTINO D & PATRICIA		5097	0292	05-27-1986	Q	I	135,000	U										
LEISMAN, WILLIAM F III		3170	0289	10-14-1980	U		0		Total									
									508,500		Total		506,600		Total		460,100	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2025	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B		Tracing	Batch							
0106					CENVIL							
NOTES								Appraised Bldg. Value (Card)				282,400
								Appraised Xf (B) Value (Bldg)				45,500
								Appraised Ob (B) Value (Bldg)				4,400
								Appraised Land Value (Bldg)				176,200
								Special Land Value				0
								Total Appraised Parcel Value				508,500
								Valuation Method				C
								Total Appraised Parcel Value				508,500

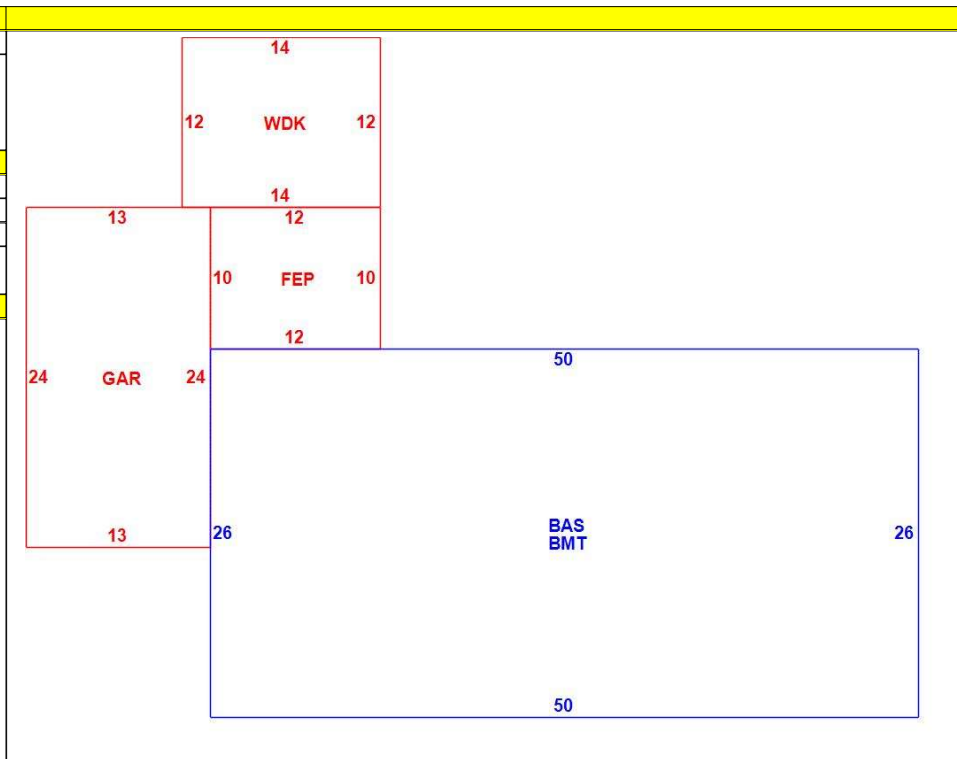
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201505714	09-16-2015	IN	Insulation	2,600	06-30-2016	100	06-30-2016	INSULATION/WEATHERIZATI	07-12-2024	EG	03		16	In Office Review
									10-18-2021	SR	02		03	Cycl Insp Comp
									04-29-2020	WD			FR	Field Review
									03-31-2010	TP	03		15	Abatement Review
									10-27-2000	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	RD-	3	0.380	AC	176,344.00	2.28665	1.0000	5	1.00	0106	1.150		1.0000	463,714.1	176,200
Total Card Land Units					0.38	AC	Parcel Total Land Area					0.38	Total Land Value				176,200

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					
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 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	371,566
Year Built	1967
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	282,400
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	1991		76		0.00	3,800
WDC	Deck comp w	L	168	28.00	2010		72		0.00	4,400
FEP	Enclosed porc	B	120	70.00	1991		76		0.00	7,100
GAR	Attached Gara	B	312	40.00	1991		76		0.00	10,400
BMT	Basement-Unfi	B	1,300	26.01	1991		76		0.00	24,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,300	1,300	1,300	285.82	371,566
BMT	Basement Area	0	1,300	0	0.00	0
FEP	Enclosed Porch	0	120	0	0.00	0
GAR	Attached Garage	0	312	0	0.00	0
WDC	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,300	3,200	1,300		371,566

