

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RODDY, SANDRA A TR 17 PONTIAC ST UNIT 5 REALTY TRU 17 PONTIAC ST UNIT 5					4 Hyannis CU	Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
HYANNIS MA 02601		SUPPLEMENTAL DATA				RESIDNTL	1020	192,500	192,500	
Alt Prcl ID		Split Zonin RB;HB		Plan Ref. 350/94,353/32-33						VISION
BID Parcel		ResExpt Q YES:		Land Ct#						
#DL 1 UNIT 5		#DL 2 BLDG B		Life Estate						
GIS ID F_981637_2699431		Assoc Pid#		PP STATU						
						Total 192,500 192,500				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RODDY, SANDRA A TR		36191 312	01-23-2024	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
RODDY, SANDRA		16534 0054	03-10-2003	Q	I	123,500	00	2025	1020	192,500	2024	1020	180,100	2023	1020	150,200
MARTINEZ, MICHAEL J & MICHELLE DUGUA		11025 0208	10-27-1997	Q	I	39,800	00									
FITZGERALD, SUZANNE F		4432 0312	02-15-1985	Q	I	47,000	U									
TULLY, RICHARD P		3308 0109	06-18-1981	U		0										
		Total						192,500		Total		180,100		Total		150,200

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	5C	RESIDENTIAL EXEMPTION																
Total			0.00															

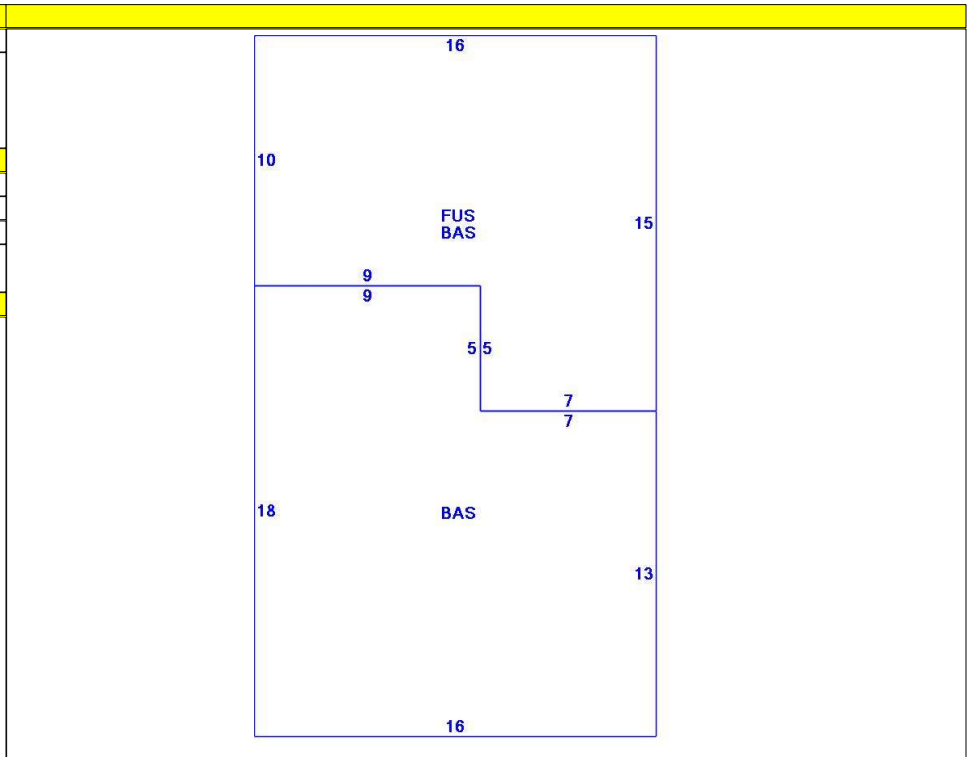
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0003				HYAN	Appraised Bldg. Value (Card)	190,600	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	1,900	
					Appraised Land Value (Bldg)	0	
					Special Land Value	0	
					Total Appraised Parcel Value	192,500	
					Valuation Method	C	
					Total Appraised Parcel Value	192,500	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										02-05-2024	AG	22		22	Change of Address
										09-18-2023	JO	03		16	In Office Review
										04-06-2023	AG	22		22	Change of Address
										04-23-2020	WD			FR	Field Review
										10-25-2018	SR	02		03	Cycl Insp Comp
										07-03-2013	TP	03		16	In Office Review
										09-23-2011	DR	22		22	Change of Address

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result

B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	102U	Condominium M	SPLI	4	Hyannis	0 SF	0.00	1.00000	5	1.00	0001	1.000			0.0000	0	0	
Total Card Land Units						0 SF	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium			
Model	05	Res Condo			
Grade	C	Average			
Stories	1.5	1 1/2 Stories			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1	1 Full			
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	636				
Bath Split	10	1 Full-0 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	104251	C 0360	Ownr	9.5	
	CEDAR COURT	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit	MKT0	MKT0	100		
COST / MARKET VALUATION					
Building Value New		226,858			
Year Built		1980			
Effective Year Built		2003			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		16			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		84			
Cns Sect Rcnd		190,600			
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
PAT1	Patio- Average	L	320	5.89	2018		99		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	448	448	448	352.81	158,060	
FUS	Upper Story	195	195	195	352.81	68,798	
Ttl Gross Liv / Lease Area		643	643	643		226,858	

