

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PLATANITIS, LISA A ET AL						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
26 SUDBURY LN					4	RESIDNTL	1010	400,800	400,800	
HYANNIS MA 02601		SUPPLEMENTAL DATA				RES LAND	1010	134,700	134,700	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 27 #DL 2 GIS ID F_981625_2703194		Plan Ref. Land Ct# 36058-C #SR Life Estate PP STATU Assoc Pid#				Total		535,500	535,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PLATANITIS, LISA A ET AL		C175014	0	11-10-2004	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed
PLATANITIS, LISA A		C173887	0	07-29-2004	Q	I	300,000	00	2025	1010	400,800	2024	1010	396,500
FORD, MANUEL & LILLIAN		C91363	0	03-15-1983	Q	I	65,000	U		1010	134,700	2023	1010	337,700
FRANCO, NICHOLAS D TR		C89921	0	10-19-1982	U	V	119,600	N	Total		535,500	Total		531,200
		Total								Total				466,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total		0.00						

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			374,200
Appraised Xf (B) Value (Bldg)			23,600
Appraised Ob (B) Value (Bldg)			3,000
Appraised Land Value (Bldg)			134,700
Special Land Value			0
Total Appraised Parcel Value			535,500
Valuation Method			C
Total Appraised Parcel Value			535,500

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
88589	11-23-2005	NS	New Siding	4,000		100			04-23-2020	WD			FR	Field Review
78618	08-17-2004	RE	Remodel	500	04-13-2005	100	01-01-2005		03-03-2015	SR	02		14	Cyclical Inspection
									04-13-2005	MF	02		02	Bldg Permit Completed

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	RB	4	0.270	AC	176,344.00	3.14262	1.0000	5	1.00	0104	0.900		1.0000	498,771.3
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			134,700

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	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6				
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
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	456,331
Year Built	1982
Effective Year Built	2001
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	374,200
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
WDC	Wood Decking	L	240	20.00	1998		58		0.00	3,000
BMT	Basement-Unfi	B	1,132	26.01	1999		82		0.00	23,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,560	1,560	1,560	292.52	456,331
BMT	Basement Area	0	1,132	0	0.00	0
WDK	Wood Deck	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		1,560	2,932	1,560		456,331

