

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
SODANO, G ANGELO & DONATA TRS 113 SUNNY WOOD DRIVE REALTY T 28 SHANNON STREET BRIGHTON MA 02135		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	468,400	468,400		
			6 Septic		4	RES LAND	1010	152,200	152,200		
SUPPLEMENTAL DATA						Total				620,600	620,600
		Alt Prcl ID		Plan Ref. 375/29							
		Split Zonin		Land Ct# 32849-B (SH 2)							
		BID Parcel		#SR							
		ResExpt Q		Life Estate							
		#DL 1 LOT 40		PP STATU							
		#DL 2									
		GIS ID F_979671_2707018		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SODANO, G ANGELO & DONATA TRS		C221217	0	11-25-2019	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
SODANO, G ANGELO & DONATA		C206324	0	05-26-2015	Q	I	318,000	00	2025	1010	468,400	2024	1010	458,500
RUSSELL, ANN CHADWICK		C176369	0	04-09-2005	Q	I	392,500	00		1010	152,200	2023	1010	395,200
CAIADO, ARTHUR G & SYLVIA		D998482	0	04-08-2005	U	I	0	1A						138,400
RUSSELL, CHADWICK		C176369	0	04-08-2005	U	I	392,500	1F	Total		620,600	Total		610,700
										Total		Total		533,600

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

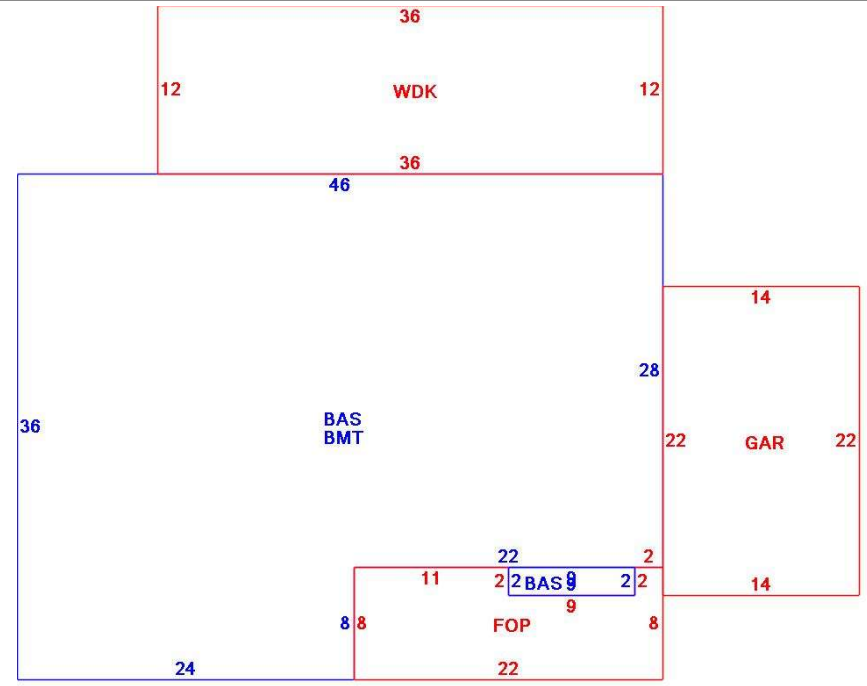
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				HYAN	Appraised Bldg. Value (Card)	408,000	
					Appraised Xf (B) Value (Bldg)	51,500	
					Appraised Ob (B) Value (Bldg)	8,900	
					Appraised Land Value (Bldg)	152,200	
					Special Land Value	0	
					Total Appraised Parcel Value	620,600	
					Valuation Method	C	
					Total Appraised Parcel Value	620,600	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
33207	09-09-1998	AD	Addition	1,000	06-22-2000	100	01-01-2000	8 x 22	04-28-2020	WD			FR	Field Review	
B29091	03-01-1986	DW	Dwelling	60,000	01-15-1987	100		HY 1 STOR	04-06-2017	KM	02		03	Cycl Insp Comp	

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	RC-	4	0.350	AC	176,344.00	2.46674	1.0000	5	1.00	0105	1.000		1.0000	434,987.7	152,200

Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value			152,200
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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	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
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			485,689		
Year Built			1986		
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		
RCNLD			408,000		
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	2001		84		0.00	4,200
WDC	Wood Decking	L	432	20.00	1999		60		0.00	5,000
FOP	Open Porch-ro	B	158	55.00	2001		84		0.00	6,400
GAR	Attached Gara	B	308	40.00	2001		84		0.00	11,400
BMT	Basement-Unfi	B	1,480	26.01	2001		84		0.00	29,500
PAT2	Patio-Good	L	280	9.94	2017		98		0.00	2,800
SHED	Shed	L	64	18.00	2017		96		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,498	1,498	1,498	324.23	485,689
BMT	Basement Area	0	1,480	0	0.00	0
FOP	Open Porch	0	158	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
WDC	Wood Deck	0	432	0	0.00	0
Ttl Gross Liv / Lease Area		1,498	3,876	1,498		485,689

