

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LADNER, R BRIAN, RONALD & FRAN CAROL E LADNER TRUST - 2009 40 SIMMONS POND CIRCLE HYANNIS PORT MA 02647		1 Level	2 Public Water	1 Paved	1 Marginal View	Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	598,500	598,500
			6 Septic		4	RES LAND	1010	202,800	202,800
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 17 #DL 2 GIS ID F_982723_2696869				Plan Ref. Land Ct# 36483-D #SR Life Estate PP STATU Assoc Pid#		Total 801,300 801,300			

801
FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LADNER, R BRIAN, RONALD & FRANCIS	D131061	0	12-13-2016	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed
LADNER, CAROL E TR	C197800	0	08-01-2012	U	I	1	1F	2025	1010	598,500	2024	1010	584,800
LADNER, CAROLE	C151148	0	12-07-1998	U	I	1	1A		1010	202,800	2023	1010	200,400
LADNER, R BRIAN & CAROLE	C113389	0	01-15-1988	Q	I	190,000	U	Total 801,300 Total 787,600 Total 736,700					
FITZGERALD,TIMOTHY J JR ET AL	C101597	0	05-15-1985	Q	I	140,800	U						

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0106				HYAN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	407,900
Appraised Xf (B) Value (Bldg)	42,300
Appraised Ob (B) Value (Bldg)	148,300
Appraised Land Value (Bldg)	202,800
Special Land Value	0
Total Appraised Parcel Value	801,300
Valuation Method	C
Total Appraised Parcel Value	801,300

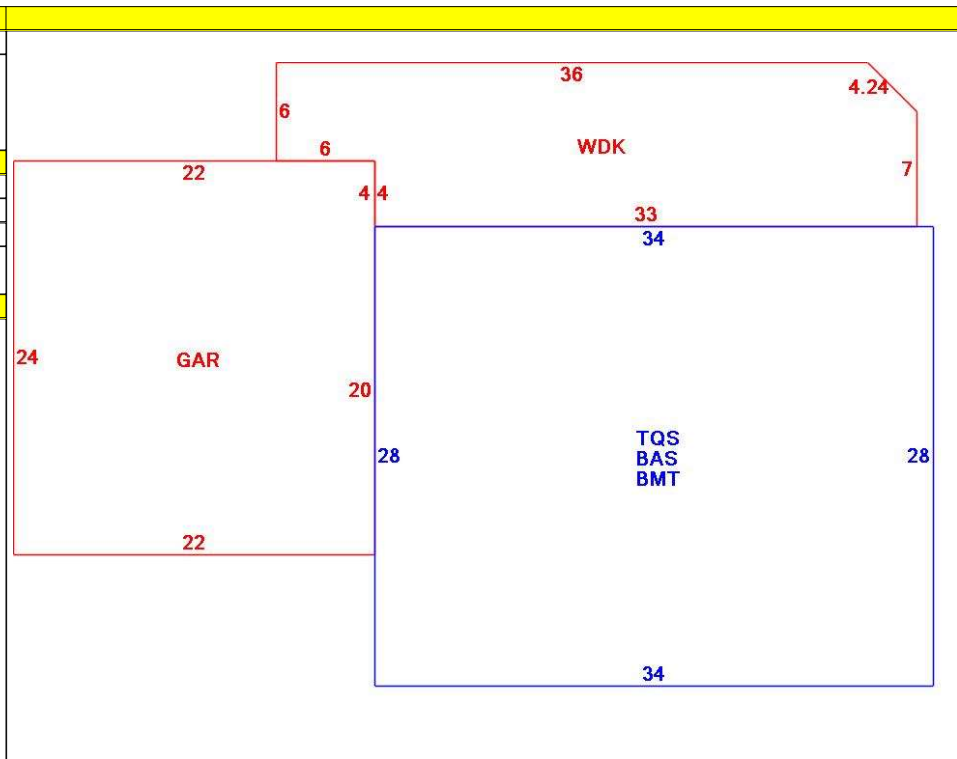
NOTES

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
201300748	10-08-2013	DG	Detached Gara	185,000	08-15-2014	100	06-30-2015	DET 3 CAR GAR W EXERCIS	05-26-2020	WD			FR	Field Review
B32815	04-01-1989	SP	Swimming Pool	16,000	01-15-1990	100	01-15-1990	HY SW.POO	02-20-2018	SR	02		03	Cycl Insp Comp
B27828	05-01-1985	DW	Dwelling	70,000	01-15-1986	100	01-15-1986	HY 1.5 ST	12-02-2014	MW	02		02	Bldg Permit Completed
									06-23-2014	MW	01		13	CALL BACK

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	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0106	1.150		1.0000	202,795.6	202,800
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			202,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
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					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		491,403			
Year Built		1985			
Effective Year Built		2002			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		17			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		83			
RCNLD		407,900			
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	2000		83		0.00	5,000
SPL2	Pool Vinyl	L	672	55.00	1989		30	00	1.00	10,600
WDC	Wood Decking	L	362	20.00	2005		72		0.00	5,100
GAR	Attached Gara	B	528	40.00	2000		83		0.00	16,000
BMT	Basement-Unfi	B	952	26.01	2000		83		0.00	21,300
GAR3	Det Gar-w/TQ	L	1,280	100.00	2013		89	C+	1.10	125,300
WDC	Wood Decking	L	200	20.00	2013		88		0.00	4,200
PAT1	Patio- Average	L	814	5.89	1989		70		0.00	3,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	952	952	952	312.80	297,782
BMT	Basement Area	0	952	0	0.00	0
GAR	Attached Garage	0	528	0	0.00	0
TQS	Three Quarter Story	619	952	619	203.38	193,621
WDK	Wood Deck	0	362	0	0.00	0
Ttl Gross Liv / Lease Area		1,571	3,746	1,571		491,403

