

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ADALIS, THEODORE								Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
26 PINE GROVE AVENUE								RESIDENTL	1010	361,100	361,100	
HYANNIS MA 02601								RES LAND	1010	136,100	136,100	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Plan Ref. 280/6								
Split Zonin				Land Ct#								
BID Parcel				#SR								
ResExpt Q				Life Estate								
#DL 1 LOT 2				PP STATU								
#DL 2				Assoc Pid#								
GIS ID F_984186_2699333								Total 497,200 497,200				

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ADALIS, THEODORE				23086	0124	08-05-2008	U	I	234,900	1S	Year	Code	Assessed	Year	Code	Assessed
DEUTSCHE BANK NATIONAL TRUST CO				22835	0207	04-16-2008	U	I	292,500	1L	2025	1010	361,100	2024	1010	341,400
DE ASSIS, VAGNER				20102	0242	07-29-2005	Q	I	355,000	00		1010	136,100	2023	1010	302,200
LUFF, JEFFREY P TR				17005	0348	05-30-2003	U	I	10	1F						130,600
LUFF, JEFFREY P &				16892	0183	05-09-2003	Q	I	218,000	00	Total 497,200 Total 477,500 Total 432,800					

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			329,800
Appraised Xf (B) Value (Bldg)			31,300
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			136,100
Special Land Value			0
Total Appraised Parcel Value			497,200
Valuation Method			C
Total Appraised Parcel Value			497,200

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
201206413	10-25-2012	SF	Restore to SF	2,000	06-30-2013	100	06-30-2013	SF RESTORE TO 1 FAM BY R	05-01-2020	WD			FR	Field Review
201005931	11-01-2010	SF	Restore to SF	200	11-17-2010	100	06-30-2011	SF RESTORE TO SINGLE FA	07-17-2019	CK	22		22	Change of Address
200902637	06-11-2009	EX	Expired	1,500		0		EX RESTORE TO 1 FAM-RE	03-31-2015	SR	02		03	Cycl Insp Comp
200803960	07-24-2008	EX	Expired	1,000		0		EX REMOV BOTH KITS ON 2	03-04-2013	TR	03		16	In Office Review
B27963	06-01-1985	DW	Dwelling	80,000	01-15-1986	100	12-31-1986	HY 1.5 ST	11-17-2010	MK	02		13	CALL BACK
									09-24-2010	JR	03		16	In Office Review
									08-12-2008	MA	22		22	Change of Address

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	0.320	AC	176,344.00	2.68059	1.0000	5	1.00	0104	0.900		1.0000	425,429.9	136,100
Total Card Land Units					0.32	AC	Parcel Total Land Area					0.32	Total Land Value			136,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	06	6 Bedrooms			
Full Baths	5				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	50	5 Full-0 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	397,300
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	329,800
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
BFA	Bsmt Fin-Avg	B	768	17.36	2000		83		0.00	11,100
BMT	Basement-Unfi	B	884	26.01	2000		83		0.00	20,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	884	884	884	272.31	240,722
BMT	Basement Area	0	884	0	0.00	0
TQS	Three Quarter Story	575	884	575	177.12	156,578
Ttl Gross Liv / Lease Area		1,459	2,652	1,459		397,300

