

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA
LEBEDEV, ALEXEY V & BABKOVA, AL  60 FRANKLIN AVENUE  HYANNIS MA 02601	1 Level	6 Septic	1 Paved			Description	Code	Assessed	Assessed	
		4 Gas				RESIDENTL	1010	295,300	295,300	
		2 Public Water			4	RES LAND	1010	136,400	136,400	
<b>SUPPLEMENTAL DATA</b>						Total				431,700
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOTS 60 & HALF OF 61 #DL 2 GIS ID F_984476_2703284						Plan Ref. 65/101 Land Ct# #SR Life Estate PP STATU Assoc Pid#				

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LEBEDEV, ALEXEY V & BABKOVA, ALINA	27845	0317	11-25-2013	Q	I	150,000	00	Year	Code	Assessed	Year	Code	Assessed
SULLIVAN, WAYNE TR	25386	0029	04-15-2011	U	I	84,000	1S	2025	1010	295,300	2024	1010	292,300
FEDERAL HOME LOAN MORTGAGE CO	25370	0162	04-08-2011	U	I	95,900	1L		1010	136,400	2023	1010	253,700
MANCHESTER, JANELLE A	20679	0266	01-24-2006	U	I	1	1A						130,900
BARRETT, DENNIS & MANCHESTER, JA	18931	0144	08-12-2004	Q	I	230,000	00	Total		431,700	Total		428,700
								Total		431,700	Total		384,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2016	5C	RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0104				HYAN			
NOTES				Appraised Bldg. Value (Card)	264,300		
				Appraised Xf (B) Value (Bldg)	31,000		
				Appraised Ob (B) Value (Bldg)	0		
				Appraised Land Value (Bldg)	136,400		
				Special Land Value	0		
				Total Appraised Parcel Value	431,700		
				Valuation Method	C		
				Total Appraised Parcel Value	431,700		

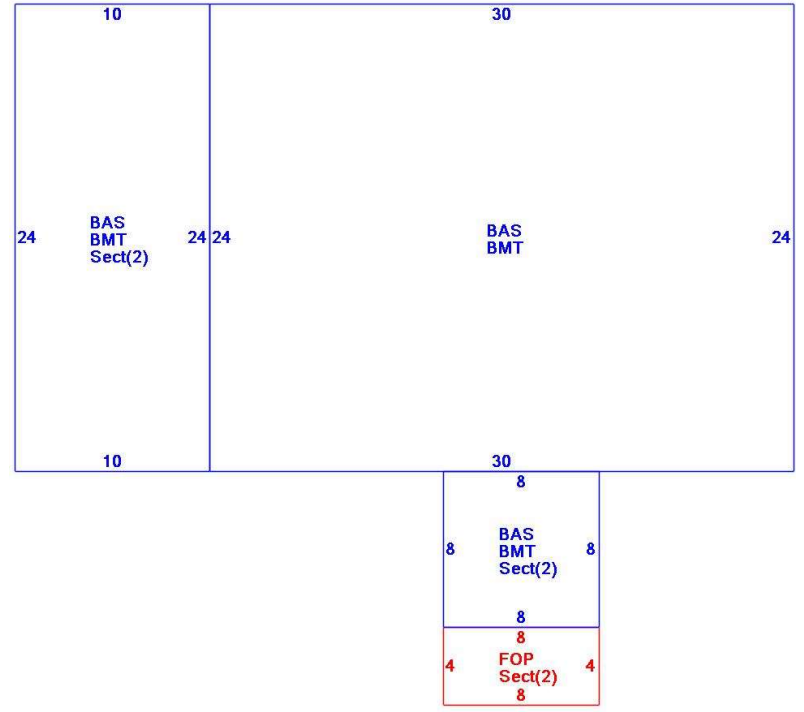
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-822	05-09-2016	804	Addn Alt-Res	10,000	03-22-2017	100	06-30-2017	Building two additions first floo	05-04-2020	WD			FR	Field Review
201503441	06-12-2015	AD	Addition	50,000	03-22-2017	100	06-30-2017	REPLACED BY 16-822 2 FIR	07-05-2017	SR	02		02	Bldg Permit Completed
201103420	07-01-2011	NW	New Windows	6,500	06-30-2015	100	06-30-2015	NW WINDOWS/DRS	06-10-2016	NF	02		13	CALL BACK
									02-25-2016	GC	03		16	In Office Review
									07-15-2015	AL	22		22	Change of Address
									05-16-2012	TP	03		16	In Office Review
									10-29-2004	PT	02		01	Meas/Est

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	0.330	AC	176,344.00	2.60499	1.0000	5	1.00	0104	0.900		1.0000	413,438.5	136,400
Total Card Land Units					0.33	AC	Parcel Total Land Area					0.33	Total Land Value			136,400	

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	25	Vinyl Siding			
Exterior Wall 2					
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	02	Heat Pump			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 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	319,045
Year Built	1963
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	264,300
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
BMT	Basement-Unfi	B	720	26.01	1994		78		0.00	16,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	720	720	720	316.89	228,161
BMT	Basement Area	0	720	0	0.00	0
Ttl Gross Liv / Lease Area		720	1,440	720		228,161



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				4	Gas					RESIDENTL	1010	295,300	295,300
				2	Public Water			4		RES LAND	1010	136,400	136,400
<b>SUPPLEMENTAL DATA</b>										Total		431,700	431,700
Alt Prcl ID		Split Zonin		Plan Ref.		65/101							
BID Parcel		ResExpt Q		#DL 1		LOTS 60 & HALF OF 61		#DL 2					
GIS ID		F_984476_2703284		Assoc Pid#									

801  
 FY2025  
 BARNSTABLE, MA

**VISION**

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SULLIVAN, WAYNE TR		25386	0029	04-15-2011		U	I	84,000		1S		2025	1010	295,300	2024	1010	292,300	2023	1010	253,700	
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MANCHESTER, JANELLE A		20679	0266	01-24-2006		U	I	1		1A											
BARRETT, DENNIS & MANCHESTER, JA		18931	0144	08-12-2004		Q	I	230,000		00											
										Total		431,700	Total		428,700	Total		384,600			

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			Total																

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0104						HYAN		Appraised Xf (B) Value (Bldg)	31,000
<b>NOTES</b>								Appraised Ob (B) Value (Bldg)	0
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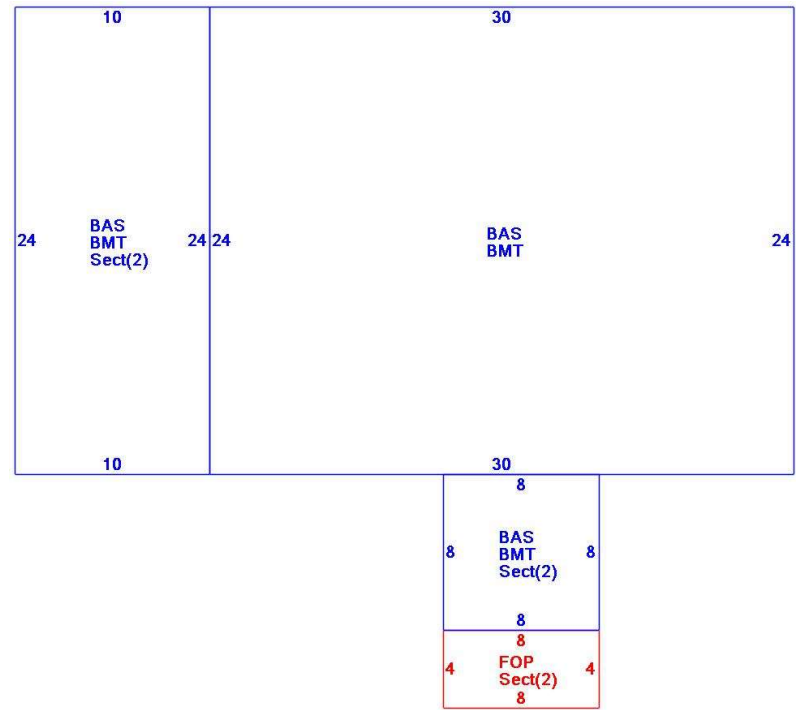
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Total Card Land Units					0.33	AC	Parcel Total Land Area					0.33	Total Land Value					136,400

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Exterior Wall 2					
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RooF Cover	03	Asph/F Gls/Cmp			
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Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	00				
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 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	319,045
Year Built	2016
Effective Year Built	2018
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	95
RCNLD	264,300
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
BMT	Basement-Unfi	B	304	26.01	2018		95		0.00	11,900
FOP	Open Porch-ro	B	32	55.00	2018		95		0.00	2,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	304	304	304	298.96	90,884
BMT	Basement Area	0	304	0	0.00	0
FOP	Open Porch	0	32	0	0.00	0
Ttl Gross Liv / Lease Area		304	640	304		90,884

