

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
DACUNHA, KATIA & ALONSO 39 LAFRANCE AVENUE HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	299,200	299,200	
			6 Septic			RES LAND	1010	119,500	119,500	
SUPPLEMENTAL DATA						Total				418,700
Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q NO APP: #DL 1 LOT 18 #DL 2 GIS ID F_980807_2699864				Plan Ref. 21/63 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DACUNHA, KATIA & ALONSO		30991 0106	12-28-2017	Q	I	250,000	00	Year	Code	Assessed	Year	Code	Assessed
THE JENSETT CORPORATION		30729 0132	08-29-2017	U	I	212,000	1L	2023	1010	256,300	2022	1010	214,300
SMITH, RACHEL A C/O GRUSHEY, RACH		23881 0258	07-10-2009	Q	I	199,900	00		1010	114,600		1010	84,900
CHICOINE, WAYNE J		13035 0326	05-26-2000	U	I	100,000	1A					1010	11,100
CHICOINE, WAYNE & FRYE, LISA TRS		8811 0325	10-15-1993	U	I	1	A	Total		370,900	Total		299,200
								Total		260,500	Total		260,500

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2019	N5C	NO RESIDENTIAL EXEMPTION	0.00						Appraised Bldg. Value (Card) 265,500			
Total			0.00						Appraised Xf (B) Value (Bldg) 22,600			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES			
Special Land Value 0			
Total Appraised Parcel Value 418,700			
Valuation Method C			
Total Appraised Parcel Value 418,700			

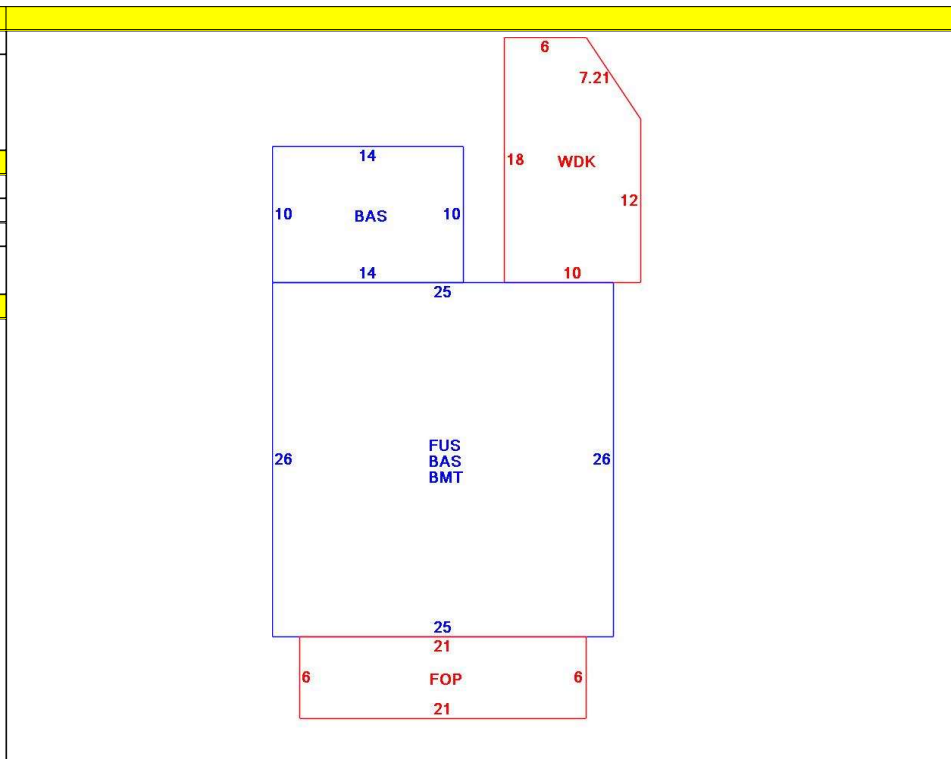
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
20-169	01-17-2020	835	Sid/Wind/Roof/	7,500		100		RE-ROOF - BROTHERS DISP	04-23-2020	WD			FR	Field Review	
18-1060	05-02-2018	822	Insulation	3,953		100		Weatherization	11-29-2017	KM	02		03	Cycl Insp Comp	
79200	09-13-2004	NS	New Siding	12,000	04-14-2005	100	01-01-2005		02-10-2010	TP	03		16	In Office Review	
B32024	06-01-1988	AD	Addition	4,500	01-15-1989	100		HY ADD'N	04-14-2005	MF	04		44	Drive by inspection only	
									01-27-2001	PT	01		00	Meas/Listed-Interior Acces	
									08-15-1990	ML	01		00	Meas/Listed-Interior Acces	

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	SPLI	4	0.120 AC	176,344.00	6.27199	1.0000	5	1.00	0104	0.900		1.0000	995,426.6	119,500
Total Card Land Units					0.12	AC	Parcel Total Land Area					0.12	Total Land Value			119,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	06	Steam			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
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	384,818
Year Built	1940
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	265,500
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
FGR2	Garage- Avg-	L	340	50.00	1970		51	00	1.00	8,700
SHED	Shed	L	96	18.00	1990		42		0.00	700
BFA	Bsmt Fin-Avg	B	350	17.36	1979		69		0.00	4,200
WDC	Wood Decking	L	168	20.00	1989		40		0.00	1,700
FOP	Open Porch-ro	B	126	55.00	1979		69		0.00	4,500
BMT	Basement-Unfi	B	650	26.01	1979		69		0.00	13,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	790	790	790	267.24	211,116
BMT	Basement Area	0	650	0	0.00	0
FOP	Open Porch	0	126	0	0.00	0
FUS	Upper Story	650	650	650	267.24	173,703
WDK	Wood Deck	0	168	0	0.00	0
Ttl Gross Liv / Lease Area		1,440	2,384	1,440		384,819

