Property Location 154 LAFRANCE AVENUE | Map ID 270/ 276/ / / | Bldg Name | State Use 1010
Vision ID 20276 | Account # 179112 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/2/2024 8:39:33 PM

CURRENT OWNER

SMITH, ROBERT A & MERLENE S TR
LAFRANCE AVENUE REALTY TRUST
520 ALEXANDRA AVE SW

VERO BEACH FL 32968

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	2	Public Water	1	Paved		
		4	Gas				
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	
Split Zonin		Land Ct#	38570-B (SH 3)
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT 2	PP STATU	
#DL 2			
GIS ID	F_981009_2701002	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	265,200	265,200
RES LAND	1010	132,000	132,000
Total		397,200	397,200

801

FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
SMITH, ROBERT A & MERLENE S TRS	C175084	0	11-17-2004	U	I	10	1F
SMITH, ROBERT A & MERLENE S	C103622	0	10-15-1985	Q	I	91,500	U
MATHISON, CHARLES W	C103215	0	09-15-1985	Q	I	80,825	U
FRANCO, NICHOLAS D TR	C90060	0	11-01-1982	U	V	137,500	N

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	228,800	2022	1010	200,600	2021	1010	165,600
	1010	126,700		1010	93,800		1010	88,900
	Total	355,500		Total	294,400		Total	254,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0104				HYAN

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	228,700
Appraised Xf (B) Value (Bldg)	36,500
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	132,000
Special Land Value	0
Total Appraised Parcel Value	397,200
Valuation Method	C
Total Appraised Parcel Value	397,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B27948	05-01-1985	DW	Dwelling	40,000	01-15-1986	100		HY 1 STOR

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-23-2020	WD			FR	Field Review
11-28-2017	SR	02		03	Cycl Insp Comp
08-04-2011	DR	22		22	Change of Address
05-21-2002	PT	01		00	Meas/Listed-Interior Acces
08-15-1986	HM				

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	0.230	AC	176,344.00	3.61599	1.0000	5	1.00	0104	0.900		1.0000	573,893.9	132,000

Total Card Land Units 0.23 AC | Parcel Total Land Area 0.23 | Total Land Value 132,000

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	01	Ranch
Model	01	Residential
Grade:	C	Average
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	14	Carpet
Interior Floor 2		
Heat Fuel	03	Gas
Heat Type	04	Hot Air
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		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

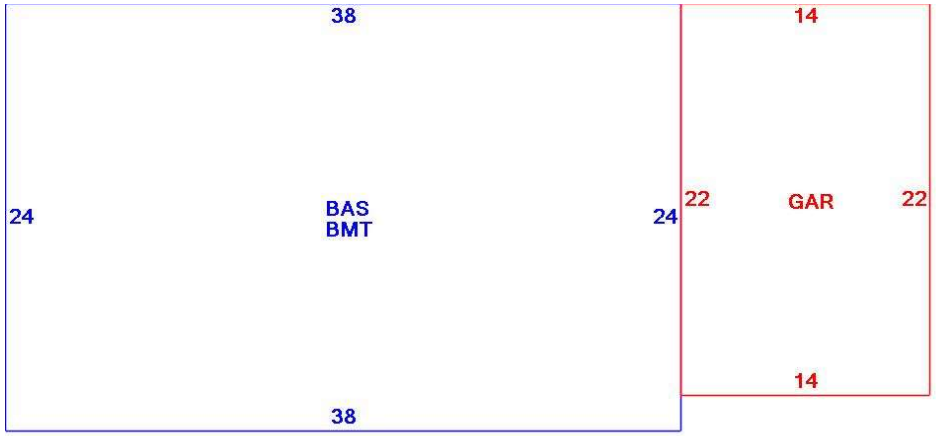
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	272,232
Year Built	1986
Effective Year Built	1999
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	228,700
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
GAR	Attached Gara	B	308	40.00	2001		84		0.00	11,400
BMT	Basement-Unfi	B	912	26.01	2001		84		0.00	20,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	912	912	912	298.50	272,232
BMT	Basement Area	0	912	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
	Ttl Gross Liv / Lease Area	912	2,132	912		272,232