

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
QUEVEDO, PEDRO & ALEM, ANA MA						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
256 OAKLAND ROAD						RESIDNTL	1010	372,800	372,800	
HYANNIS MA 02601						RES LAND	1010	134,400	134,400	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 14 #DL 2 GIS ID F_980254_2702841				Plan Ref. 132/85, 205/35 Land Ct# #SR Life Estate PP STATU Assoc Pid#				507,200	507,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
QUEVEDO, PEDRO & ALEM, ANA MARIA		31510 0047	09-05-2018	Q	I	335,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RUDZIAK, JEFFREY A		25959 0286	12-28-2011	Q	I	235,000	00	2023	1010	319,500	2022	1010	276,200	2021	1010	219,600
MARKARIAN, SUSAN J		4339 0350	12-15-1984	U	I	1	1		1010	128,900		1010	95,500		1010	90,500
MARKARIAN, CHARLES J		3022 0012	11-28-1979	Q	V	5,700	00							1010	2,700	
SOUTHER, ELIZABETH F		2841 0186	12-15-1978	Q	V	5,000	00	Total		448,400	Total		371,700	Total		312,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
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)			335,300
Appraised Xf (B) Value (Bldg)			33,500
Appraised Ob (B) Value (Bldg)			4,000
Appraised Land Value (Bldg)			134,400
Special Land Value			0
Total Appraised Parcel Value			507,200
Valuation Method			C
Total Appraised Parcel Value			507,200

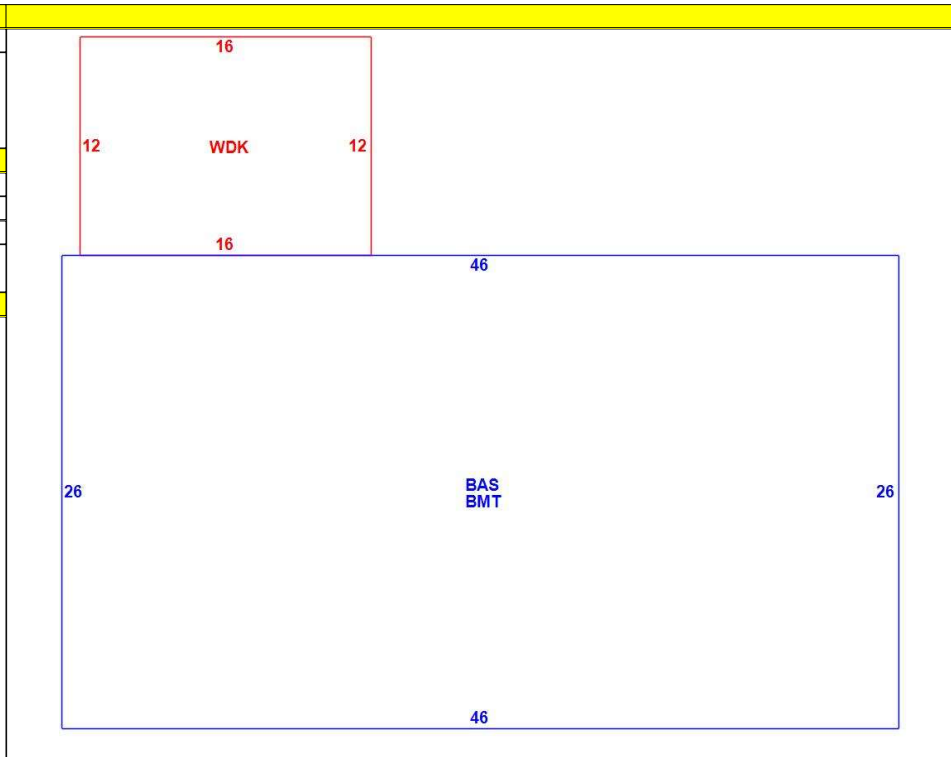
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-13	10-25-2023	839	Solar Panel-Re	13,320		0		roof mounted solar array of 37	11-04-2021	SR	02		03	Cycl Insp Comp
									04-27-2020	WD			FR	Field Review
									09-30-2019	RB	03		16	In Office Review
									03-25-2015	JR	03		03	Cycl Insp Comp
									08-22-2012	JR	03		16	In Office Review
									11-14-2011	JR	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	RB	4	0.260 AC	176,344.00	3.25636	1.0000	5	1.00	0104	0.900		1.0000	516,811.3	134,400	
Total Card Land Units					0.26 AC	Parcel Total Land Area					0.26	Total Land Value					134,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
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	11	Ceram Clay Til			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5				
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
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 Fir				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	372,578
Year Built	1980
Effective Year Built	2006
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	90
RCNLD	335,300
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
FPL1	Fireplace 1 sto	B	1	5000.00	2008		90		0.00	4,500
BGAR	Bsmt Garage	B	1	2326.00	2008		90		0.00	2,100
WDC	Wood Decking	L	192	20.00	1998		58		0.00	2,700
BMT	Basement-Unfi	B	1,196	26.01	2008		90		0.00	26,900
SHED	Shed	L	120	18.00	1998		58		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,196	1,196	1,196	311.52	372,578
BMT	Basement Area	0	1,196	0	0.00	0
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,196	2,584	1,196		372,578

