

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ARDAN, RAFFI & K MINE						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
142 WAYLAND ROAD						RESIDNTL	1010	299,100	299,100	
HYANNIS MA 02601						RES LAND	1010	134,700	134,700	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 44 #DL 2 GIS ID F_981349_2702554				Plan Ref. Land Ct# 36508-D #SR Life Estate PP STATU Assoc Pid#		433,800				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ARDAN, RAFFI & K MINE		C182644	0	03-23-2007	Q	I	276,000	00	Year	Code	Assessed	Year	Code	Assessed
KAHR, LUCILLE S & DEAN S & TRS		C152108	0	02-24-1999	U	I	1	1A	2023	1010	258,700	2022	1010	227,100
KAHR, LUCILLE		#D62327	0	09-07-1994	U	I	1	A		1010	129,200		1010	95,700
KAHR, RALPH & LUCILLE		C89711	0	09-15-1982	Q	I	62,472	U					1010	4,500
FRANCO, NICHOLAS D TR		C89703	0	05-15-1982	U	V	121,000	N	Total		387,900	Total		322,800
									Total		276,900	Total		276,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2010	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0104				HYAN	Appraised Bldg. Value (Card)	254,300	
					Appraised Xf (B) Value (Bldg)	40,300	
					Appraised Ob (B) Value (Bldg)	4,500	
					Appraised Land Value (Bldg)	134,700	
					Special Land Value	0	
					Total Appraised Parcel Value	433,800	
					Valuation Method	C	
					Total Appraised Parcel Value	433,800	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										04-23-2020	WD			FR	Field Review
										02-19-2015	SR	02		14	Cyclical Inspection
										10-15-2009	MA	22		22	Change of Address
										08-04-2008	KLP	03		16	In Office Review

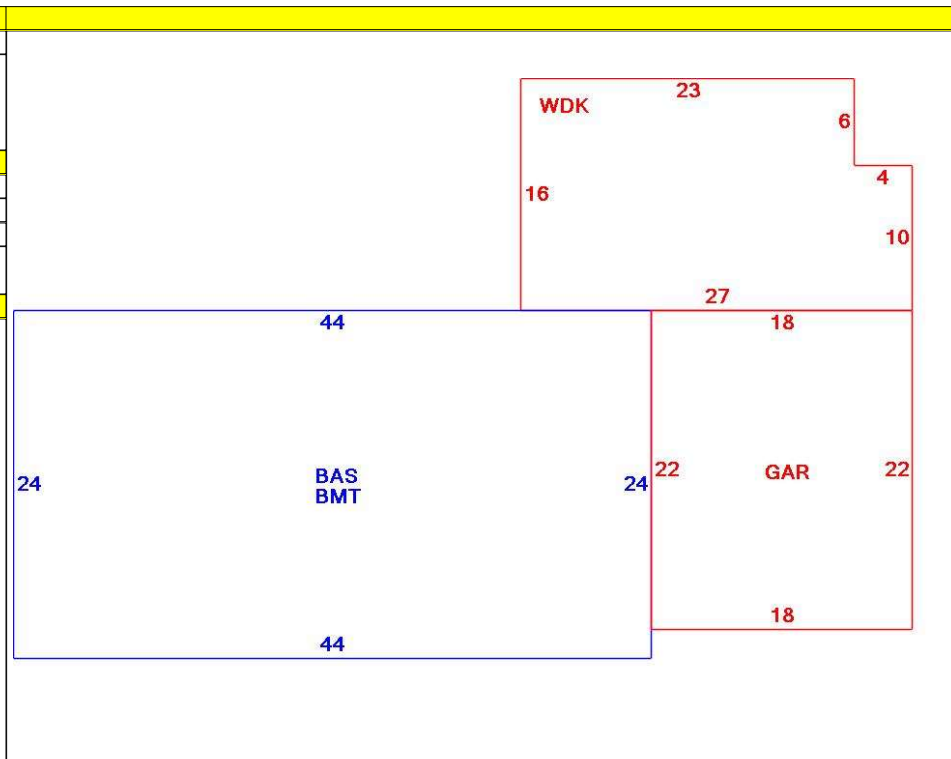
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments							

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	0.270	AC	176,344.00	3.14262	1.0000	5	1.00	0104	0.900		1.0000	498,771.3	134,700

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	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	08	Typical			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
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	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 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	306,398
Year Built	1982
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	254,300
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	1999		83		0.00	4,200
WDC	Wood Decking	L	408	20.00	1998		58		0.00	4,500
GAR	Attached Gara	B	396	40.00	1999		83		0.00	13,200
BMT	Basement-Unfi	B	1,056	26.01	1999		83		0.00	22,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	290.15	306,398
BMT	Basement Area	0	1,056	0	0.00	0
GAR	Attached Garage	0	396	0	0.00	0
WDK	Wood Deck	0	408	0	0.00	0
Ttl Gross Liv / Lease Area		1,056	2,916	1,056		306,398

