

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
REGAKIS, ELAYNE 26 ROGERS AVENUE SOMERVILLE MA 02144		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	227,600	227,600	
			6 Septic			RES LAND	1010	133,000	133,000	
SUPPLEMENTAL DATA						Total				360,600
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 13 #DL 2 GIS ID F_980855_2704948				Plan Ref. Land Ct# 27108-A #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)						
REGAKIS, ELAYNE		1,481,293	0	09-14-2021	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
REGAKIS, ELAYNE & CHARLES		C124790	0	11-15-1991	Q	I	65,000	00	2023	1010	195,300	2022	1010	170,000
FEDERAL HOME LOAN MORTGAGE CO		C124603	0	10-15-1991	U	I	89,700	L		1010	127,700		1010	94,600
QUICK, LEON G		C95660	0	03-15-1984	Q	I	53,900	U					1010	4,900
STAVROS, MICHAEL E		C82267	0	07-14-1980	U		0		Total		323,000	Total		264,600
									Total		228,500	Total		228,500

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0104				HYAN			

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	203,000		
												Appraised Xf (B) Value (Bldg)	19,700		
												Appraised Ob (B) Value (Bldg)	4,900		
												Appraised Land Value (Bldg)	133,000		
												Special Land Value	0		
												Total Appraised Parcel Value	360,600		
												Valuation Method	C		
												Total Appraised Parcel Value	360,600		

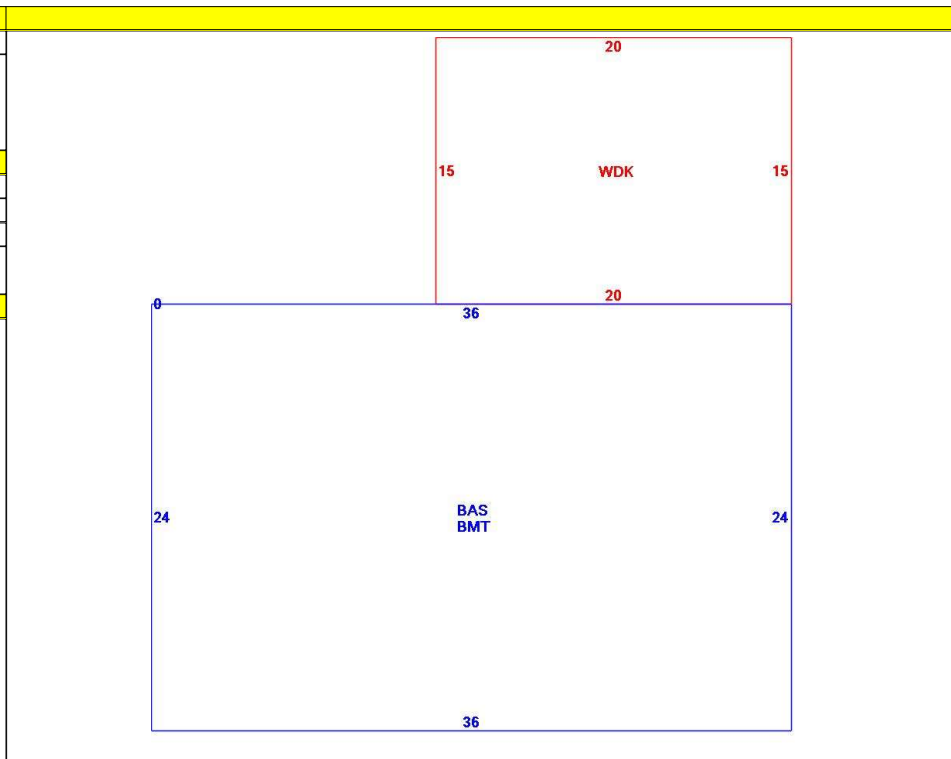
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
23219	05-20-1997	AD	Addition	5,040	01-01-1999	100		PORCH		04-27-2020	WD			FR	Field Review
										12-11-2017	KM	02		03	Cycl Insp Comp
										05-20-2002	PT	01		00	Meas/Listed-Interior Acces
										05-16-2002	PT	01		00	Meas/Listed-Interior Acces
										07-21-1999	AM	02		02	Bldg Permit Completed
										05-15-1992	MQ				

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	RC-	4	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0104	0.900		1.0000	554,319.7	133,000
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			133,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
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	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 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	247,504
Year Built	1980
Effective Year Built	1996
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	203,000
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
WDC	Deck comp w	L	300	28.00	1998		58		0.00	4,900
BMT	Basement-Unfi	B	864	26.01	1998		82		0.00	19,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	286.46	247,504
BMT	Basement Area	0	864	0	0.00	0
WDK	Wood Deck	0	300	0	0.00	0
Ttl Gross Liv / Lease Area		864	2,028	864		247,504

