

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LAFTSIDIS, RAINERIA  365 SCUDDER AVE  HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1040	260,600	260,600
			6 Septic			RES LAND	1040	167,300	167,300
<b>SUPPLEMENTAL DATA</b>						Total			
Alt Prcl ID		Split Zonin		Plan Ref. 110/29					
BID Parcel		ResExpt Q YES:		Land Ct#					
#DL 1 LOT 2		#DL 2		Life Estate					
GIS ID F_983426_2695756		Assoc Pid#							
						Total			
						427,900			
						427,900			

801  
FY2024  
BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LAFTSIDIS, RAINERIA	35234	246	07-07-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
LAFTSIDIS, RAINERIA	21039	0330	05-26-2006	U	I	1	1A	2023	1040	220,300	2022	1040	188,700			
LAFTSIDIS, REAINERIA & JOHN	18999	0344	09-02-2004	U	I	1	1A		1040	165,300		1040	117,600			
BIG YELLOW LP	11524	0031	06-24-1998	U	I	1	1A					1040	6,800			
LYON, JEFFREY A TR	11436	0086	05-18-1998	U	I	1	1A									
Total										385,600	Total		306,300	Total		267,400

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			
2010	5C	RESIDENTIAL EXEMPTION	0.00						Appraised Bldg. Value (Card) 253,800			
			Total				0.00		Appraised Xf (B) Value (Bldg) 0			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			Batch HYAN

NOTES			
Total Appraised Parcel Value 427,900			

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
201405487	08-25-2014	IN	Insulation	6,000	06-30-2015	100	06-30-2015	INSULATE ATTIC FLOOR; LIV RESIDE	05-26-2020	WD			FR	Field Review
20062058	07-24-2006	NS	New Siding	1,000	01-15-2007	100	06-30-2007		01-29-2015	SR	02		03	Cycl Insp Comp
									11-25-2014	JR	03		16	In Office Review
									05-17-2012	TP	03		16	In Office Review
									02-08-2002	PT	01		00	Meas/Listed-Interior Acces
									12-15-1988	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	1040	Two Family	RB	4	0.220	AC	176,344.00	3.75053	1.0000	5	1.00	0106	1.150		1.0000	760,589.3	167,300
Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value				167,300

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	07	Asbest Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
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	7	7 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	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	362,596
Year Built	1950
Effective Year Built	1981
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	253,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

50		
26	BAS	26
50		

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
GAZ1	Gazebo - Stan	L	1	12887.00	1990		42	C	1.00	5,400
SHED	Shed	L	120	18.00	2002		66		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,300	1,300	1,300	278.92	362,596	
Ttl Gross Liv / Lease Area		1,300	1,300	1,300		362,596	

