

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
LANGO, CHRISTINE J 105 FRANKLIN AVENUE HYANNIS MA 02601	1	Level	6	Septic	1	Paved	Description	Code	Assessed		Assessed
			4	Gas			RESIDNTL	1010	245,900		245,900
			2	Public Water			RES LAND	1010	136,700		136,700
SUPPLEMENTAL DATA						Total		382,600	382,600		
Alt Prcl ID		Split Zonin		Plan Ref. 260/79							
BID Parcel		ResExpt Q YES:		Land Ct#							
#DL 1 LOT 103		#DL 2		Life Estate							
GIS ID F_984557_2702767		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LANGO, CHRISTINE J	30862	0169	10-30-2017	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LANGO, JOHN L & CHRISTINE J	7546	0238	05-15-1991	Q	I	84,500	U	2023	1010	213,400	2022	1010	183,300	2021	1010	145,700
FINI, WALLACE G	2413	0110	10-16-1976	U		0			1010	131,200		1010	97,200		1010	92,100
Total								Total		344,600	Total		280,500	Total		241,700

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)	220,900		
					Appraised Xf (B) Value (Bldg)	21,100		
					Appraised Ob (B) Value (Bldg)	3,900		
					Appraised Land Value (Bldg)	136,700		
					Special Land Value	0		
					Total Appraised Parcel Value	382,600		
					Valuation Method	C		
					Total Appraised Parcel Value	382,600		

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										05-04-2020	WD			FR	Field Review
										12-29-2017	KM	02		03	Cycl Insp Comp
										03-02-2001	SM	01		00	Meas/Listed-Interior Acces
										09-15-1987	ML	01		00	Meas/Listed-Interior Acces

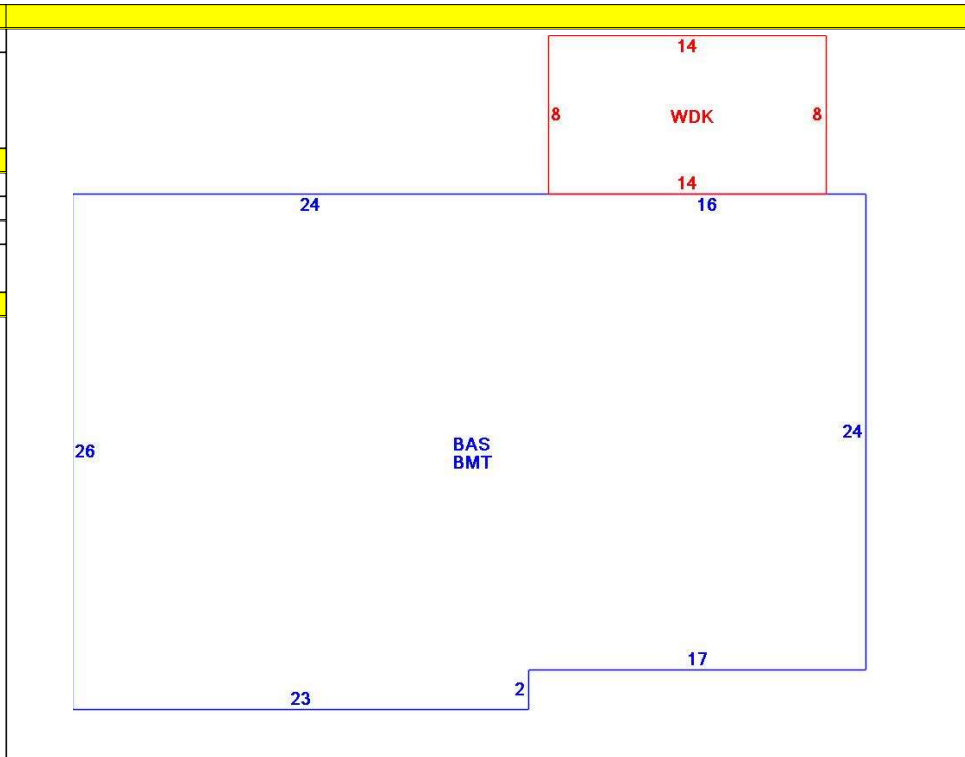
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-1	10-11-2023	835	Sid/Wind/Roof/	6,399		100		Replace 1 entry door; no struct		05-04-2020	WD			FR	Field Review
201205764	09-18-2012	NS	New Siding	5,800	06-30-2013	100	06-30-2013	RESIDE-REPLC WINDS		12-29-2017	KM	02		03	Cycl Insp Comp
201204876	08-10-2012	IN	Insulation	3,200	06-30-2013	100	06-30-2013	INSULATE		03-02-2001	SM	01		00	Meas/Listed-Interior Acces
										09-15-1987	ML	01		00	Meas/Listed-Interior Acces

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	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0104	0.900		1.0000	402,134.8	136,700

Total Card Land Units 0.34 AC Parcel Total Land Area 0.34

Total Land Value 136,700

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	25	Vinyl Siding	CONDO DATA		
Exterior Wall 2	25	Vinyl Siding	Parcel Id		C
Roof Structure	03	Gable/Hip			B
Roof Cover	03	Asph/F Gls/Cmp			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2					Factor%
Interior Floor 1	14	Carpet	Condo Flr		
Interior Floor 2			Condo Unit		
Heat Fuel	03	Gas	COST / MARKET VALUATION		
Heat Type	04	Hot Air	Building Value New		279,666
AC Type	01	None	Year Built		1973
Bedrooms	03	3 Bedrooms	Effective Year Built		1992
Full Baths	1		Depreciation Code		A
Half Baths	1		Remodel Rating		
Extra Fixtures			Year Remodeled		
Total Rooms	5	5 Rooms	Depreciation %		21
Bath Style			Functional Obsol		0
Kitchen Style			External Obsol		0
Occupancy			Trend Factor		1
Usrflid 105			Condition		
Accessory Apt			Condition %		
Foundation Alt	01	Poured Conc.	Percent Good		79
Rms Prts			RCNLD		220,900
Bath Split	11	1 Full-1 Half	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	Wood Decking	L	112	20.00	1996		54		0.00	2,000
BMT	Basement-Unfi	B	1,006	26.01	1994		79		0.00	21,100
SHED	Shed	L	120	18.00	2013		88		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,006	1,006	1,006	278.00	279,666
BMT	Basement Area	0	1,006	0	0.00	0
WDK	Wood Deck	0	112	0	0.00	0
Ttl Gross Liv / Lease Area		1,006	2,124	1,006		279,666

