

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LATZANAKIS, STEPHEN & SANDRA L LATZANAKIS FAMILY TRUST PO BOX 164 WINCHESTER MA 01890-3704		2 Above Street	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	387,500	387,500
			6 Septic			RES LAND	1010	175,100	175,100
SUPPLEMENTAL DATA									
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 52 #DL 2 GIS ID F_960996_2699664		Plan Ref. 290/55 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 562,600 562,600			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LATZANAKIS, STEPHEN & SANDRA L TR	33186	0140	08-21-2020	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
LATZANAKIS, STEPHEN & SANDRA L	16871	0247	05-06-2003	Q	I	330,000	00	2023	1010	337,400	2022	1010	295,100			
TAYLOR, ROBERT M & JANET F	13920	0300	06-11-2001	Q	I	211,000	00		1010	173,000	2021	1010	123,000			
KELLEY, BERNARD F & MARY E	5042	0248	04-15-1986	Q	I	125,000	U					1010	11,400			
Total								510,400		Total		418,100		Total		370,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0106			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	314,800
Appraised Xf (B) Value (Bldg)	61,300
Appraised Ob (B) Value (Bldg)	11,400
Appraised Land Value (Bldg)	175,100
Special Land Value	0
Total Appraised Parcel Value	562,600
Valuation Method	C
Total Appraised Parcel Value	562,600

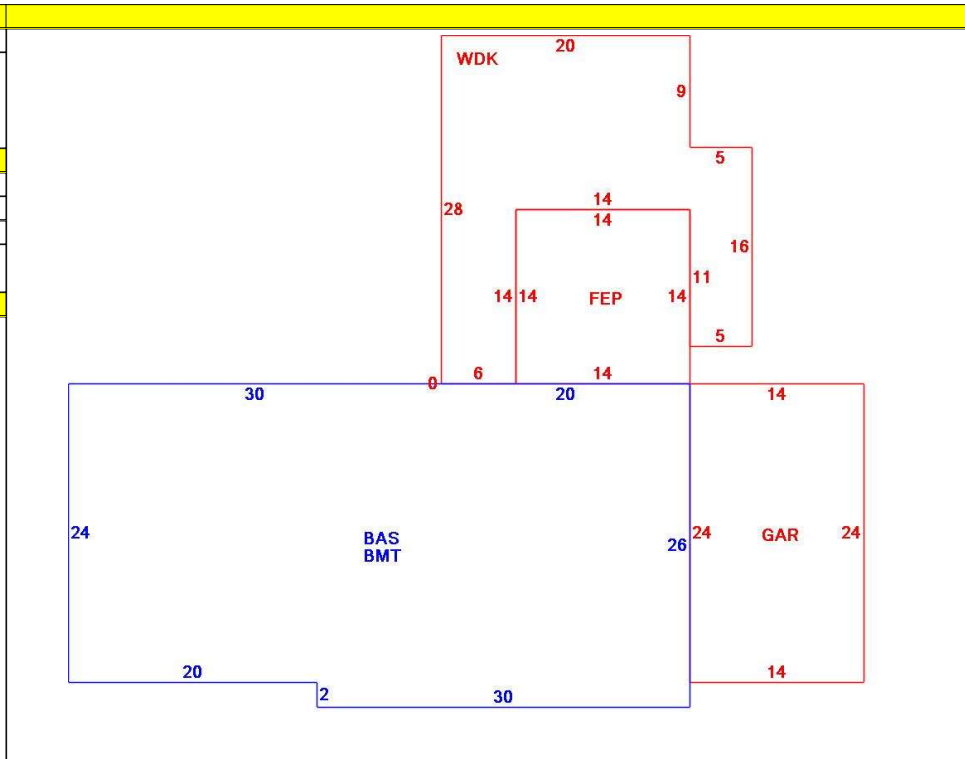
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-3036	09-11-2017	809	Deck	16,000	05-28-2018	100	06-30-2018	repair and resurface existing d	05-26-2020	WD			FR	Field Review
B30255	12-01-1986	AD	Addition	6,500	01-15-1988	100	12-31-1998	OS ADD'N	07-05-2018	MS	03		16	In Office Review
B28796	12-02-1985	DW	Dwelling	35,000	02-15-1986	100	12-31-1987	OS 1 STOR	06-25-2018	KM	22		22	Change of Address
B28796A	12-01-1985	DW	Dwelling	35,000	01-15-1987	100	12-31-1987	OS 1 STOR	09-08-2016	KM	02		03	Cycl Insp Comp
									04-14-2015	JR	03		03	Cycl Insp Comp
									12-20-2006	PT	02		14	Cyclical Inspection
									10-30-2003	GB			03	Cycl Insp Comp

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	3	0.350	AC	176,344.00	2.46674	1.0000	5	1.00	0106	1.150		1.0000	500,252.6	175,100
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value			175,100	

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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
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	30	3 Full-0 Half			

CONDO DATA					
Parcel Id		C		Ownr	0.0
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

COST / MARKET VALUATION		
Building Value New		374,711
Year Built		1985
Effective Year Built		1998
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		314,800
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	2000		84		0.00	4,200
BRR	Bsmt Rec Rm-	B	1,260	8.05	2000		84		0.00	8,500
FEP	Enclosed porc	B	196	70.00	2000		84		0.00	10,400
GAR	Attached Gara	B	336	40.00	2000		84		0.00	12,100
BMT	Basement-Unfi	B	1,260	26.01	2000		84		0.00	26,100
WDC	Deck comp w	L	444	28.00	2017		96		0.00	11,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,260	1,260	1,260	297.39	374,711
BMT	Basement Area	0	1,260	0	0.00	0
FEP	Enclosed Porch	0	196	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
WDK	Wood Deck	0	444	0	0.00	0
Ttl Gross Liv / Lease Area		1,260	3,496	1,260		374,711

