

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION																	
WALDRUFF, MARK H 34 LAFRANCE AVENUE HYANNIS MA 02601				1	Level	2	Public Water	1	Paved			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 261,000 128,900	Assessed 261,000 128,900																				
						4	Gas																												
						6	Septic			4																									
SUPPLEMENTAL DATA																																			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOTS 14 & 15A #DL 2 GIS ID F_980952_2699846								Plan Ref. 21/63 Land Ct# #SR Life Estate PP STATU Assoc Pid#																											
Total												389,900		389,900																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)																						
WALDRUFF, MARK H				26693	0173	09-21-2012	Q	I	170,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed															
WADAS, FREDERICK W JR				4710	0255	09-15-1985	Q	I	74,900		U	2025	1010 1010	261,000 128,900	2024	1010 1010	255,500 128,900	2023	1010 1010	222,500 123,700															
NELSON, DENNIS E				4104	0341	05-15-1984	U	V	0		Q																								
NELSON, DENNIS E				3518	0230	07-15-1982	Q	I	48,000		U																								
EUGENE INVESTMENT CORP				3871	0224	04-15-1980	Q	I	35,000		U																								
Total												389,900		Total		384,400		Total		346,200															
EXEMPTIONS						OTHER ASSESSMENTS																													
Year	Code	Description			Amount		Code	Description			Number		Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor																		
2014	5C	RESIDENTIAL EXEMPTION			0.00																														
Total				0.00																															
ASSESSING NEIGHBORHOOD																																			
Nbhd		Nbhd Name			B			Tracing			Batch																								
0104											HYAN																								
NOTES																																			
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													
19-2745		08-26-2019		835	Sid/Wind/Roof/		12,000				100			ROOF & SIDING		04-23-2020		WD			FR	Field Review													
84784		06-13-2005		AD	Addition		13,284		11-01-2005		100	07-03-2007		VOID		11-28-2017		KM	02		03	Cycl Insp Comp													
																07-15-2013		GC	03		16	In Office Review													
																05-13-2013		DR	22		22	Change of Address													
																07-03-2007		JG	03		50	CO Issued													
																06-14-2007		MF	04		44	Drive by inspection only													
																12-12-2006		ME	02		13	CALL BACK													
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		RB	4	0.200 AC		176,344.00	4.05999	1.0000	5	1.00	0104	0.900				1.0000	644,360.9	128,900															
Total Card Land Units						0.20	AC	Parcel Total Land Area						0.20	Total Land Value						128,900														

Property Location 34 LAFRANCE AVENUE
Vision ID 19671 Account # 173519

Map ID 269/ 047/ / /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 12/20/2024 1:52:29 P

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	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

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	1997		81		0.00	4,100
SHED	Shed	L	320	18.00	1990		42		0.00	2,400
SHED	Shed	L	128	18.00	1990		42		0.00	1,000
BMT	Basement-Unfi	B	864	26.01	1997		81		0.00	19,400
WDC	Wood Deck w/	L	276	18.00	2017		96		0.00	4,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	864	864	864	327.53	282,986	
BMT	Basement Area	0	864	0	0.00	0	
WDK	Wood Deck	0	276	0	0.00	0	
Ttl Gross Liv / Lease Area		864	2,004	864		282,986	

