

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
MELLO, JEANETTE A 98 LAFRANCE AVE HYANNIS MA 02601				1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
				4	Gas					RESIDNTL	1010	313,800	313,800		
				6	Septic			4		RES LAND	1010	134,100	134,100		
SUPPLEMENTAL DATA															
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 7 #DL 2 GIS ID F_980896_2700458				Plan Ref. Land Ct# 38570-B #SR Life Estate PP STATU Assoc Pid#				Total				447,900	447,900		

801
 FY2025
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
MELLO, JEANETTE A				C150356	0	10-02-1998		Q	I	96,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DELLOMO, ANTHONY & CHRISTINE M				C106216	0	05-15-1986		Q	I	105,000		U	2025	1010	313,800	2024	1010	311,300	2023	1010	270,700
BOYD, SHARON J ETALS				C103983	0	10-15-1985		Q	I	81,900		U		1010	134,100		1010	134,100		1010	128,700
FRANCO, NICHOLAS D TR				C90060	0	11-01-1982		U	V	137,500		N	Total		447,900	Total		445,400	Total		399,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2010	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	258,200
Appraised Xf (B) Value (Bldg)	50,900
Appraised Ob (B) Value (Bldg)	4,700
Appraised Land Value (Bldg)	134,100
Special Land Value	0
Total Appraised Parcel Value	447,900
Valuation Method	C
Total Appraised Parcel Value	447,900

NOTES											

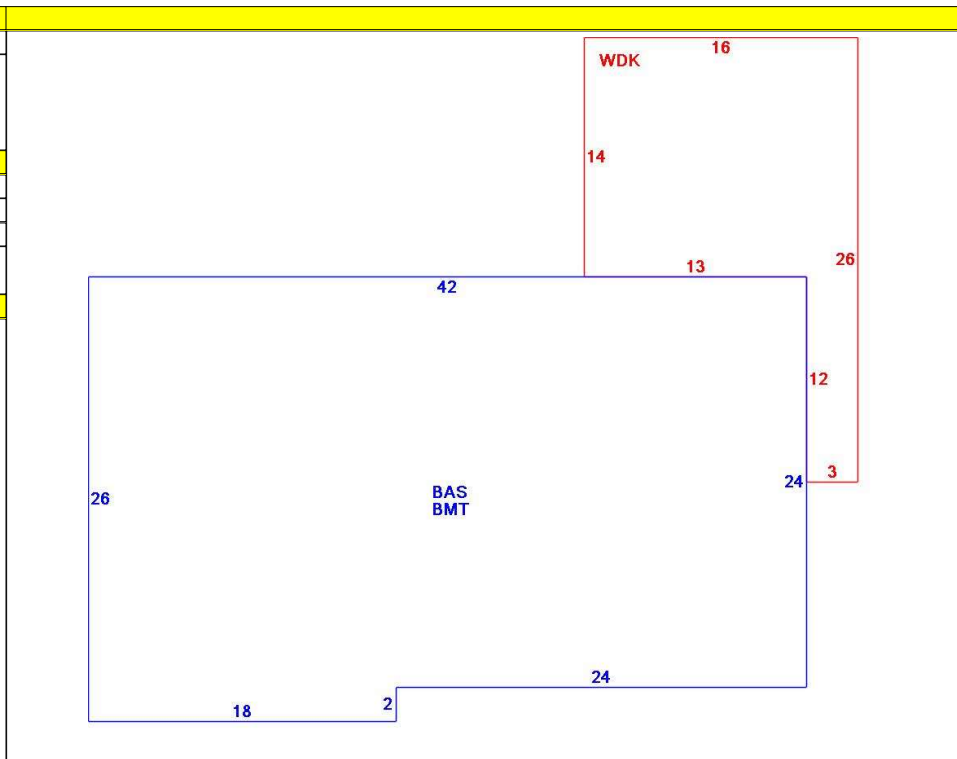
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-2521	08-15-2019	817	Family Apt w C	50,000	06-30-2020	100	06-30-2020	Family apartment w/constructi	06-30-2020	TR	02		02	Bldg Permit Completed
32852	08-21-1998	WD	Wood Deck	3,800	06-01-1999	100	12-31-1999		11-29-2017	KM	02		03	Cycl Insp Comp
B28135	07-02-1985	DW	Dwelling	40,000	08-15-1986	100	12-31-1986	HY 1 STOR	05-21-2002	PT	01		00	Meas/Listed-Interior Acces
B28135A	07-01-1985	DW	Dwelling	40,000	08-15-1986	100	12-31-1986	HY 1 STOR	06-01-1999	AM	02		01	Meas/Est
									08-15-1990	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	1010	Single Fam M-0	RB	4	0.250	AC	176,344.00	3.37919	1.0000	5	1.00	0104	0.900		1.0000	536,315.0	134,100
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value				134,100

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	04	Hot Air			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt	Y	Apt here			
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	311,049
Year Built	1985
Effective Year Built	2002
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	258,200
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	260	20.00	1999		60		0.00	3,300
BMT	Basement-Unfi	B	1,044	26.01	2000		83		0.00	22,700
SHED	Shed	L	80	18.00	2017		96		0.00	1,400
BFA1	Bsmt Fin-Goo	B	1,044	32.56	2000		83		0.00	28,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,044	1,044	1,044	297.94	311,049
BMT	Basement Area	0	1,044	0	0.00	0
WDK	Wood Deck	0	260	0	0.00	0
Ttl Gross Liv / Lease Area		1,044	2,348	1,044		311,049

