

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ONE CENTER PLACE LP								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
297 NORTH STREET								COMMERC.	3400	2,259,200	2,259,200		
HYANNIS MA 02601								COM LAND	3400	415,800	415,800		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID						Plan Ref.							
Split Zonin HO;HB						Land Ct#							
BID Parcel						#SR							
ResExpt Q						Life Estate							
#DL 1						PP STATU							
#DL 2						Assoc Pid#							
GIS ID F_972176_2702401						Total						2,675,000	2,675,000

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ONE CENTER PLACE LP							9711	0302	06-15-1995	U	I	100	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BORNSTEIN, STUART TR							7931	0090	03-15-1992	U	I	900,000	L	2023	3400	2,259,200	2022	3400	2,062,800	2021	3400	2,088,900
NOWAK, STANLEY P TR							5495	0245	12-15-1986	U	V	1	A		3400	415,800		3400	346,500		3400	346,500
NOWAK, STANLEY P & FINK, MONAS							4995	0271	04-15-1986	Q	V	225,000	U								3400	23,600
							P540	0	09-15-1976	Q	I	1	U									
Total												2,675,000	Total	2,409,300	Total	2,459,000						

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
CI09				CENVIL							

NOTES												APPRAISED VALUE SUMMARY				
--CENTER PLACE OFFICES--												Appraised Bldg. Value (Card)	2,235,600			
EST 10 OFFCS												Appraised Xf (B) Value (Bldg)	0			
NO ELEV												Appraised Ob (B) Value (Bldg)	23,600			
												Appraised Land Value (Bldg)	415,800			
												Special Land Value	0			
												Total Appraised Parcel Value	2,675,000			
												Valuation Method	C			
												Total Appraised Parcel Value	2,675,000			

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
16-11	02-01-2016	803	Addn Alt-Comm	26,000	06-30-2016	100	06-30-2016	reconfigering office space movi	04-30-2020	GM	04		FR	Field Review
20061735	07-17-2006	CM	Commercial	12,000	06-30-2008	100	06-30-2008	ROOF	04-24-2019	EO	01		23	Owner Requested Review
B30344	12-01-1986	CM	Commercial	1,000,000	01-15-1988	100	12-31-1988	CE OFFICE	07-25-2017	SR	02		14	Cyclical Inspection
									12-02-2014	JR	03		16	In Office Review
									11-05-2008	JG	03		16	In Office Review

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3400	OFFICE BLD M9	SPLI	3		1.260	AC	330,000.00	1.00000	C	1.00	CI09	1.000	ALL SITE	0	330,000	415,800
Total Card Land Units						1.26	AC	Parcel Total Land Area: 1.26						Total Land Value		415,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	B-	Custom Minus			
Stories	2				
Occupancy	10.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	25	Vinyl Siding			
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					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3400	OFFICE BLD M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	06	0 Full-6 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3400				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3400	OFFICE BLD M94	100
		0
		0

COST / MARKET VALUATION		
RCN		2,726,321
Year Built		1987
Effective Year Built		1996
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		18
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		82
RCNLD		2,235,600
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	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	20,000	3.00	1987		36		0.00	21,600
SGN2	DOUBLE SIDE	L	24	39.53	2002		66		0.00	600
SGNP	SIGN POST 6"	L	12	10.66	2002		66		0.00	100
PKBR	Parking Bumper	L	26	52.17	2017		96		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	7,400	7,400	7,400	131.58	973,686
FLL	Fin Lowr Level	7,400	7,400	6,290	111.84	827,633
FUS	Upper Story	7,400	7,400	7,030	125.00	925,002

Ttl Gross Liv / Lease Area		22,200	22,200	20,720		2,726,321
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