

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MACGREGOR, J BRUCE TR CAPE COMMERCE NOMINEE TRUST 270 COMMUNICATION WAY UNIT 7B							Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601							COMMERC. COM LAND	3520 3520	302,100 258,200	302,100 258,200	
SUPPLEMENTAL DATA											VISION
Alt Prcl ID			Split Zonin RD-1;HO		Plan Ref. 296/5						
#DL 1 LOT 1			#DL 2		Land Ct#						
GIS ID F_972637_2702437			Assoc Pid#								
							Total		560,300	560,300	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MACGREGOR, J BRUCE TR							29259	0279	11-06-2015	Q	I	515,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
QUEENEY, ADELAIDE TR							8428	0098	01-15-1993	U	I	185,000	K	2023	3520	303,100	2022	3520	306,000	2021	3520	294,600
FALMOUTH HOSPITAL FND INC							7664	0148	08-15-1991	U	I	10	B		3520	258,200		3520	258,200		3520	258,200
FINK, MONA S							P540	0	09-15-1976	U	I	1	A								3520	12,500
FINK, GEORGE J							4876	0261		U		0										
							Total						Total	561,300	Total	564,200	Total	565,300				

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
CI09				CENVIL							
NOTES				Appraised Bldg. Value (Card) 286,000							
--CAPE COD CHILD CARE-- (VAC FOR LSE 4/20)				Appraised Xf (B) Value (Bldg) 3,600							
				Appraised Ob (B) Value (Bldg) 12,500							
				Appraised Land Value (Bldg) 258,200							
				Special Land Value 0							
				Total Appraised Parcel Value 560,300							
				Valuation Method C							
				Total Appraised Parcel Value 560,300							

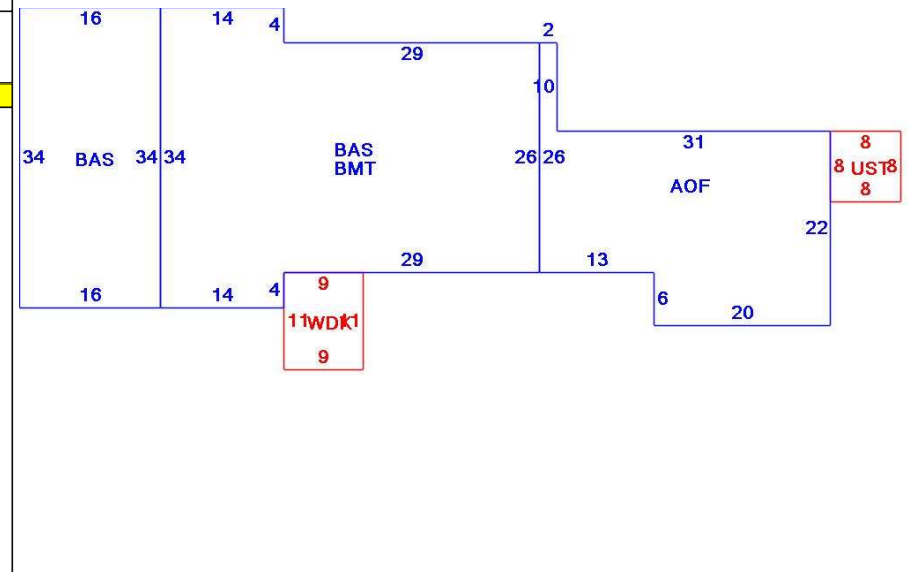
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
SIGN-22-20	02-15-2022	836	Sign	0		100		FREE STANDING SIGN 4X6 F	04-29-2022	BM	22		22	Change of Address	
19-3193	09-26-2019	881	Alt-Int work-Co	0		100		Tenant-Fit-Out for South Shore	05-01-2020	GM	04		FR	Field Review	
19-3122	09-26-2019	881	Alt-Int work-Co	0		100		Tenant-Fit-Out for South Shore	08-04-2017	SR	02		03	Cycl Insp Comp	
17-1015	04-12-2017	836	Sign	0	06-30-2017	100	06-30-2017	CAPE COD CHILD DEVELOP	10-15-2008	NF	03		16	In Office Review	
16-2161	09-02-2016	803	Addn Alt-Comm	8,000		100	06-30-2017	replace all floors in building, re	09-15-2008	JR	03		16	In Office Review	
16-2160	09-02-2016	803	Addn Alt-Comm	20,000		100	06-30-2017	replace floors finish in entire b	02-15-1996	ML	01		00	Meas/Listed-Interior Acces	
89346	12-28-2005	OT	Other	4,000	01-01-2007	100	01-01-2007	REROOF							

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	3520	DAY CARE M94	SPLI	3		0.850	AC	330,000.00	0.92062	C	1.00	CI09	1.000		0	303,798	258,200
Total Card Land Units						0.85	AC	Parcel Total Land Area: 0.85						Total Land Value		258,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	24	Daycare Center			
Model	94	Commercial			
Grade	D	Below Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2	02	Wall Brd/Wood			
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	3520	DAY CARE M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	2				
Bath Split	12	1 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	9.00				
1st Floor Use:	3520				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3520	DAY CARE M94	100
		0
		0

COST / MARKET VALUATION	
RCN	289,286
Year Built	1948
Effective Year Built	1982
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	71
RCNLD	205,400
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
FPL1	Fireplace 1 stor	B	1	5000.00	1983		71		0.00	3,600
PKKG	Gravel Pkg Lot	L	1,800	1.06	1999		60		0.00	1,100
SGN2	DOUBLE SIDE	L	30	39.53	2017		96		0.00	1,100
SGNP	SIGN POST 6"	L	19	10.66	2017		96		0.00	200
FNC2	Fence-6' Wd	L	357	27.85	2000		62		0.00	6,200
FNG1	Gate 4'x3'w	L	3	301.53	2000		62	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	668	668	735	115.08	76,871	
BAS	First Floor	1,774	1,774	1,774	104.59	185,536	
BMT	Basement Area	0	1,230	246	20.92	25,728	
UST	Utility Enclosure	0	64	6	9.80	628	
WDK	Wood Deck	0	99	5	5.28	523	
Ttl Gross Liv / Lease Area		2,442	3,835	2,766		289,286	



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HYANNIS MA 02601						COMMERC.	3520	302,100	302,100	
						COM LAND	3520	258,200	258,200	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin RD-1;HO BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_972637_2702437						Plan Ref. 296/5 Land Ct# #SR Life Estate PP STATU Assoc Pid#				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MACGREGOR, J BRUCE TR		29259	0279	11-06-2015	Q	I	515,000	00	Year	Code	Assessed	Year	Code	Assessed	
QUEENEY, ADELAIDE TR		8428	0098	01-15-1993	U	I	185,000	K	2023	3520	303,100	2022	3520	306,000	
FALMOUTH HOSPITAL FND INC		7664	0148	08-15-1991	U	I	10	B		3520	258,200	2021	3520	294,600	
FINK, MONA S		P54075	0	09-15-1976	U	I	1	A					3520	258,200	
FINK, GEORGE J		4876	0261		U		0						3520	12,500	
Total										561,300		Total	564,200	Total	565,300

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI09			CENVIL

NOTES			
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APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			286,000
Appraised Xf (B) Value (Bldg)			3,600
Appraised Ob (B) Value (Bldg)			12,500
Appraised Land Value (Bldg)			258,200
Special Land Value			0
Total Appraised Parcel Value			560,300
Valuation Method			C
Total Appraised Parcel Value			560,300

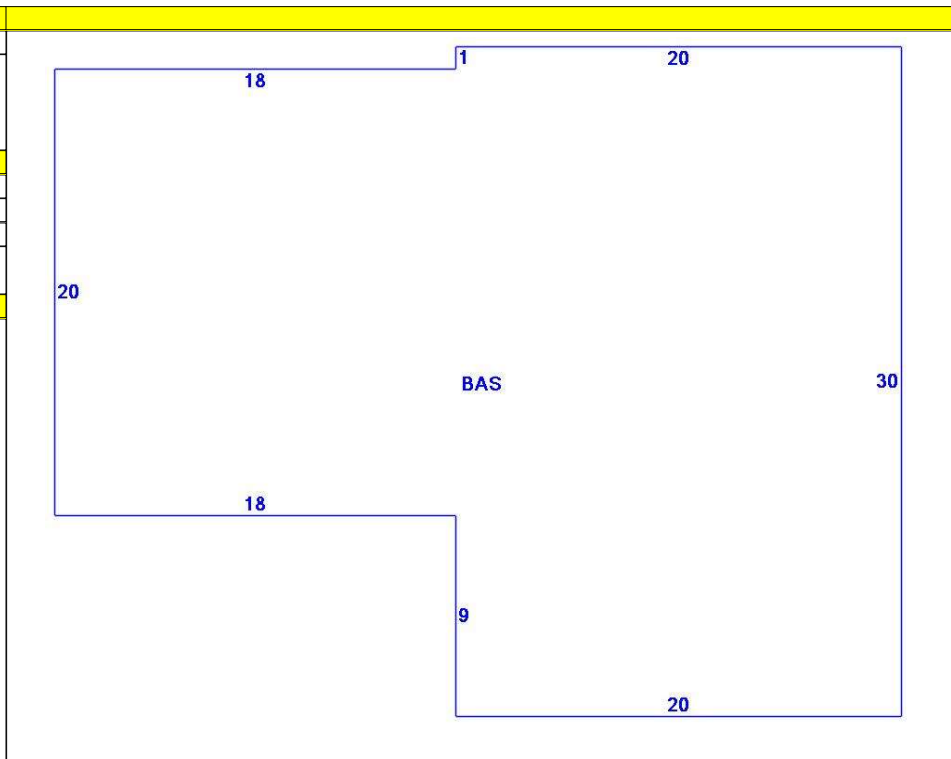
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result

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	
2	352R	DAY CARE M-01	SPLI	3	0 SF	0.00	1.00000	1.0000	0	1.00		1.000		0.0000	0	0	
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.85	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	01	Residential			
Grade:	D	Below Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	23	Laminate			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	00				
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	2	2 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA			
Parcel Id		C	Owne 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	104,668
Year Built	1969
Effective Year Built	1990
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	80,600
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	% Gd	Grade	Grade Adj.	Appr. Value
FNC2	Fence-6' W/d	L	168	27.85	2000		62		0.00	2,900
FNG1	Gate 4'x3'w	L	2	301.53	2000		62	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	109.03	104,668
Ttl Gross Liv / Lease Area		960	960	960		104,668

