

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NINIVAGGI, ANTHONY & CAROLYN T NINIVAGGI FAMILY TRUST PO BOX 193 WEST HYANNIS MA 02672						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA VISION
						RESIDNTL	0101	85,300	85,300	
						RES LAND	0101	219,900	219,900	
						COMMERC.	031R	85,300	85,300	
SUPPLEMENTAL DATA						COM LAND	031R	219,900	219,900	
Alt Prcl ID		Split Zonin		Plan Ref.						
BID Parcel		ResExpt Q		Land Ct# 18162-B						
#DL 1 LOT A1				#SR						
#DL 2				Life Estate						
GIS ID F_973482_2695022				PP STATU						
				Assoc Pid#						
						Total		610,400	610,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
NINIVAGGI, ANTHONY & CAROLYN TRS	C2311	0	09-21-2022	U	I	1	1F									
NINIVAGGI, ANTHONY & CAROLYN	C203	0	04-30-2014	U	I	380,000	1T	2023	0101	85,300	2022	0101	79,000	2021	0101	78,450
SCOTT, MARY W TR	C153	0	05-18-1999	U	I	260,000	1		0101	219,900		0101	191,200		0101	191,200
MARISCAL, CARLOS I	C129	0	03-15-1993	U	I	275,000	C		031R	85,300		031R	79,000		0101	550
MAKRIS, ANASTASIA	C1192	0	12-15-1989	U	I	350,000	H		031R	219,900		031R	191,200		031R	78,450
						Total		610,400	Total		540,400	Total		540,400		

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CI19				CENVIL

NOTES														

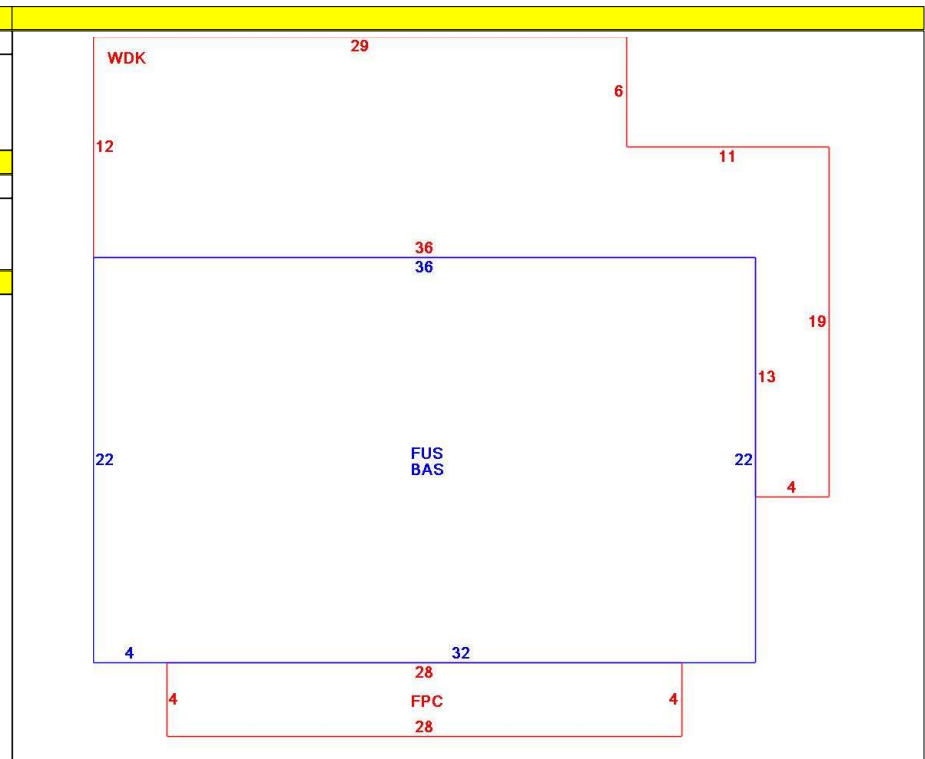
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
201407525	10-29-2014	NS	New Siding	1,800	06-30-2015	100	06-30-2015	RE-SIDE / REPAIR ROTTED		04-29-2020	GM	04		FR	Field Review
201304079	07-03-2013	CM	Commercial	8,500	06-30-2014	100	06-30-2014	REMOV/REPLC 18SF ROOF-		08-07-2017	SR	01		03	Cycl Insp Comp
B33667	04-01-1990	CM	Commercial	500	01-15-1991	100	06-30-1991	CE STAIRS		12-02-2014	JR	03		16	In Office Review
B33641	04-01-1990	CM	Commercial	4,000	06-30-1990	100	06-30-1990	CE DORMER		03-28-2013	JR	03		15	Abatement Review
										09-17-2008	JR	03		16	In Office Review
										03-07-2000	GB	01		01	Meas/Est

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	031R	MU RESTAURA	CBD	3		0.260	AC	330,000.00	2.22843	C	1.00	CI19	2.300		0	1,691,382	439,800
						Total Card Land Units	0.26	AC	Parcel Total Land Area: 0.26						Total Land Value	439,800	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	91	Fast Food Local							
Model	94	Commercial							
Grade	C	Average							
Stories	1.5								
Occupancy	1.00								
Exterior Wall 1	14	Wood Shingle							
Exterior Wall 2	25	Vinyl Siding							
Roof Structure	03	Gable/Hip							
Roof Cover	03	Asph/F Gls/Cmp							
Interior Wall 1	01	Minimum							
Interior Wall 2									
Interior Floor 1	09	Pine/Soft Wood			RCN		238,795		
Interior Floor 2									
Heating Fuel	01	None			Year Built		1948		
Heating Type	01	None			Effective Year Built		1982		
AC Type	01	None			Depreciation Code		A		
Size Adj Tbl	031R	MU RESTAURANT			Remodel Rating				
Total Rooms					Year Remodeled				
Bedrooms	00				Depreciation %		29		
Full Bathrooms	0				Functional Obsol		0		
Bath Split	02	0 Full-2 Half			External Obsol		0		
Rms/Partitions	02	AVERAGE			Trend Factor		1		
Heat/AC	00	NONE			Condition				
Frame Type	02	WOOD FRAME			Condition %				
Baths/Plumbing	02	AVERAGE			Percent Good		71		
Ceiling/Wall	08	TYPICAL			RCNLD		169,500		
Common Wall	00	0%			Dep % Ovr				
Wall Height	8.00				Dep Ovr Comment				
1st Floor Use:	3260				Misc Imp Ovr				
Sewer Occupan					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
SGN2	DOUBLE SIDE	L	40	39.53	2000		62		0.00	1,000
SGNP	SIGN POST 6"	L	20	10.66	2000		62		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	792	792	792	150.75	119,398	
FPC	Open Porch Conc. Floor	0	112	17	22.88	2,563	
FUS	Upper Story	792	792	752	143.14	113,367	
WDK	Wood Deck	0	466	23	7.44	3,467	
Ttl Gross Liv / Lease Area		1,584	2,162	1,584		238,795	



8.2.2017