

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ARISTA HYANNIS LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
450 STATION AVENUE								COMMERC.	3410	992,100	992,100		
SOUTH YARMO MA 02664								COM LAND	3410	214,000	214,000		
SUPPLEMENTAL DATA													
Alt Prcl ID				Plan Ref. 307/100									
Split Zonin				Land Ct#									
BID Parcel				#SR									
ResExpt Q				Life Estate									
#DL 1 LOTS 1 & 2				PP STATU									
#DL 2				Assoc Pid#									
GIS ID F_978362_2700780								Total				1,206,100	1,206,100

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ARISTA HYANNIS LLC				35261	329	07-21-2022	Q	I	1,300,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COMPASS BANK FOR SAVINGS				12084	0070	02-24-1999	U	I	387,500	1	2023	3410	992,100	2022	3410	1,003,500	2021	3410	942,600
SAKONNET PROPERTIES, INC				11641	0218	08-18-1998	U	I	350,000	1L		3410	214,000		3410	214,000		3410	214,000
FIRST NATIONAL BANK BOSTON				5973	0137	10-15-1987	U	I	100	B								3410	60,900
FNBC RLTY CORP				3648	0258	01-15-1983	U		345,000	D									
											Total		1,206,100	Total		1,217,500	Total		1,217,500

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	Appraised Bldg. Value (Card)				823,400							
CI09								HYAN	Appraised Xf (B) Value (Bldg)				107,800							
								Appraised Ob (B) Value (Bldg)				60,900								
								Appraised Land Value (Bldg)				214,000								
								Special Land Value				0								
								Total Appraised Parcel Value				1,206,100								
								Valuation Method				C								
								Total Appraised Parcel Value				1,206,100								

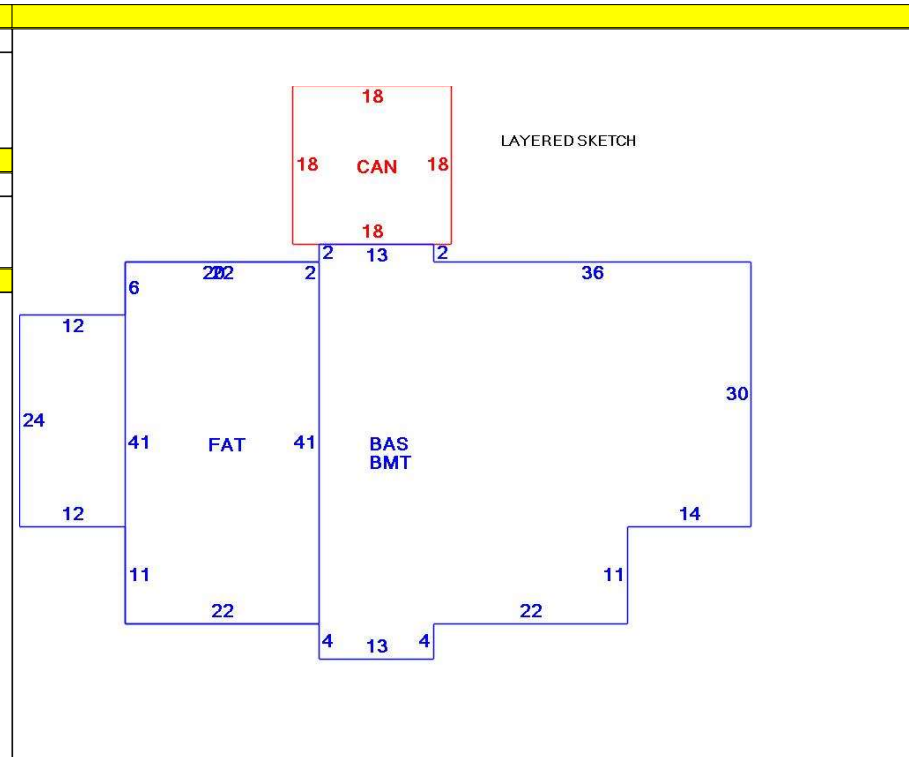
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
19-2478	08-02-2019	888		9,596		100		Remove Three air handlers an	06-01-2023	TR	02		20	Sale Review	
36148	01-29-1999	RE	Remodel	186,000	01-01-2000	100			04-30-2020	GM	04		FR	Field Review	
									07-12-2016	JR	03		03	Cycl Insp Comp	
									12-03-2014	JR	03		16	In Office Review	
									09-14-2011	RB	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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3410	BANK BLDG	HB	4		0.450	AC	330,000.00	1.44107	C	1.00	CI09	1.000		0	475,563	214,000
Total Card Land Units						0.45	AC	Parcel Total Land Area: 0.45						Total Land Value		214,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	31	Branch Bank			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
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	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3410	BANK BLDG			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3410				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3410	BANK BLDG	100
		0
		0

COST / MARKET VALUATION	
RCN	1,016,587
Year Built	1983
Effective Year Built	1994
Depreciation Code	G
Remodel Rating	04
Year Remodeled	1999
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	823,400
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
PAV1	PAVING-ASPH	L	10,000	3.00	1985		32		0.00	9,600
ATM1	Automatic Teller	L	1	50500.00	2002		66		0.00	33,300
DUW	W/PNEU TUBE	B	1	27489.00			81		0.00	22,300
VLT2	VAULT-GOOD	B	400	263.85			81		0.00	85,500
SGN3	DBL SIDED W//	L	65	199.92	2002		66		0.00	8,600
SPO2	SIGN POST ST	L	8	73.02	2002		66		0.00	400
LT1	LT POLE W/MH	L	5	4251.00	1988		38		0.00	8,100
FGPL	Flagpole-25'	L	1	2229.00	1988		38		0.00	800
PAT1	Patio- Average	L	50	5.89	1988		38		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,123	3,123	3,123	240.27	750,367	
BMT	Basement Area	0	3,123	625	48.09	150,170	
CAN	Canopy	0	324	32	23.73	7,689	
FAT	Attic, Finished	451	902	451	120.14	108,362	
Ttl Gross Liv / Lease Area		3,574	7,472	4,231		1,016,588	

