

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
STANDARD HOLDINGS LLC							Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
540 MAIN STREET UNIT 18							RESIDENTL	1120	2,961,300	2,961,300	
HYANNIS MA 02601			<b>SUPPLEMENTAL DATA</b>				RES LAND	1120	477,000	477,000	<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_978941_2703733			Plan Ref. 407/31 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		3,438,300	3,438,300	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
STANDARD HOLDINGS LLC			33050	0046	07-07-2020	U	V	1,200,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LORUSSO, L & THOMPSON, M & MURRAY,			25220	0034	01-28-2011	U	I	1	1F	2023	1120	3,755,400	2022	3900	13,400	2021	3900	461,300
THOMPSON, MARK W TR			20443	0053	11-04-2005	U	I	1,100,000	1K		1120	2,650,000		3900	461,300		3900	13,400
CAPE & ISLANDS NURSING HOME			5971	0094	10-15-1987	Q	I	3,400,000	U									
HEALTH CARE PROPERTY INVEST			5158	0281	06-15-1986	Q	I	3,300,000	U									
			Total							6,405,400		Total		474,700		Total		474,700

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				APPROAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Bldg. Value (Card)	2,601,800
CI09				HYAN				Appraised Xf (B) Value (Bldg)	154,400
							Appraised Ob (B) Value (Bldg)	205,100	
							Appraised Land Value (Bldg)	477,000	
							Special Land Value	0	
							Total Appraised Parcel Value	3,438,300	
							Valuation Method	C	
							Total Appraised Parcel Value	3,438,300	

NOTES											
53 APTS											
44 2 BED											
9 1 BED											
85% TIE ON 80% OF THE BUILDING OR 68%											

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-22-82	06-30-2022	836	Sign	0	04-14-2023	100	06-30-2023	Free Standing Entrance Identif	07-17-2023	LP			16	In Office Review
BLDC-22-80	05-13-2022	838	Solar Panel-Co	186,950	03-22-2023	100	03-22-2023	COMPLETED 3/22/2023 PER	04-14-2023	SR	01	6	02	Bldg Permit Completed
SM-22-1	01-18-2022	834	Sheet Metal	395,000	04-14-2023	100	06-30-2022	SOLAR	05-24-2022	SR	01		13	CALL BACK
BLDC-21-11	07-28-2021	825	New Const - Co	10,610,801	04-14-2023	100	06-30-2023	New Construction of a 53-Unit	04-11-2022	CK	02		13	CALL BACK
19-1572	05-15-2019	810	Demolition	60,000	09-24-2019	100	06-30-2019	DEMOLISH THE EXISTING SI	05-04-2020	GM	04		FR	Field Review
B33445	01-01-1990	RE	Remodel	32,000	01-15-1991	100	12-31-1991	HY ALTER	09-26-2019	SR	02		02	Bldg Permit Completed
B24762	01-01-1983	NC	New Constructi	98,000	01-15-1983	100	12-31-1983	HY 2 1/2	08-24-2017	SR	02		03	Cycl Insp Comp

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	112C	APTS 9+/M94	MAH	4		53	50,000.00	1.00000	0	0.18		1.000		0	9,000	477,000
1	112C	APTS 9+/M94	MAH	4		2.980	AC	1.00000	0	1.00	0105	1.000	LOT SIZE	0	0	0
Total Card Land Units						2.98	AC	Parcel Total Land Area: 2.98						Total Land Value		477,000



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Split Zonin		Land Ct#								
BID Parcel		#SR								
ResExpt Q		Life Estate								
#DL 1		PP STATU								
#DL 2										
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Total Card Land Units						Parcel Total Land Area:						Total Land Value				477,000

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	14	Apartments									
Model	94	Commercial									
Grade	B	Custom									
Stories	3										
Occupancy	53.00					<b>MIXED USE</b>					
Exterior Wall 1	25	Vinyl Siding				Code	Description			Percentage	
Exterior Wall 2											
Roof Structure	01	Flat									
Roof Cover	13	Elastomeric									
Interior Wall 1	05	Drywall				<b>COST / MARKET VALUATION</b>					
Interior Wall 2						RCN					
Interior Floor 1	23	Laminate				Year Built					
Interior Floor 2	14	Carpet				Effective Year Built					
Heating Fuel	04	Electric				Depreciation Code					
Heating Type	04	Hot Air				Remodel Rating					
AC Type	03	Central				Year Remodeled					
Size Adj Tbl	112C	APTS 9+/M94				Depreciation %					
Total Rooms						Functional Obsol					
Bedrooms						External Obsol					
Full Bathrooms						Trend Factor					
Bath Split						Condition					
Rms/Partitions	03	ABOVE AVERAGE				Condition %					
Heat/AC	01	HEAT/AC PKGS				Percent Good					
Frame Type	05	STEEL				RCNLD					
Baths/Plumbing	03	ABOVE AVERAGE				Dep % Ovr					
Ceiling/Wall	05	SUS-CEIL & WL				Dep Ovr Comment					
Common Wall	00	0%				Misc Imp Ovr					
Wall Height	9.00					Misc Imp Ovr Comment					
1st Floor Use:	112C					Cost to Cure Ovr					
Sewer Occupan						Cost to Cure Ovr Comment					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
SGNP	SIGN POST 6"	L	12	10.66	2021		100		0.00	100	
LTHL	Halide Light Flx	L	12	1495.00	2021		100		0.00	17,900	
FNC1	Fence C.L. 6' Vi	L	252	26.45	2022		100		0.00	6,700	
FNCV	FENCE 6' VINY	L	2	41.65	2022		100		0.00	100	
FOPC	Open Prch-roof,	B	42	55.00			32		0.00	800	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											