

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TROTTO, CAROL M TR 478 REALTY TRUST 478 WEST MAIN ST						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601						COMMERC. COM LAND	3320 3320	336,600 221,200	336,600 221,200	
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin HB;RB		Plan Ref. 215/35; 360/71						
#DL 1 LOT B; LOT A-1		#DL 2		Land Ct#						
GIS ID F_980436_2700129		Assoc Pid#		PP STATU						
						Total		557,800	557,800	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TROTTO, CAROL M TR	11793	0244	10-28-1998	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
TROTTO, JOHN J	10346	0275	08-15-1996	U	I	215,000	N	2023	3320	336,600	2022	3320	274,200	2021	3320	262,900	
GREEN, ROGER A TR	8527	0241	04-15-1993	U	I	1	A		3320	221,200		3320	221,200		3320	221,200	
TROTTO, JOHN L	5572	0333	02-15-1987	U	I	1	A								3320	14,500	
TROTTO, CAROL	2503	0123		U		0											
Total								557,800		Total		495,400		Total		498,600	

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				HYAN			

NOTES														
--HYANNIS COLLISION-- 5 BAYS														

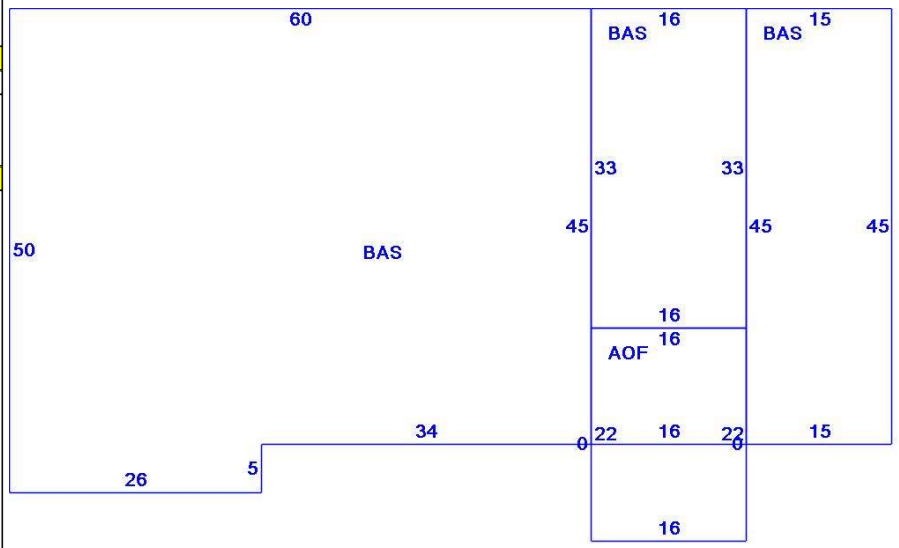
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
50363	12-05-2001	RE	Remodel	70,000	01-01-2001	100	12-31-2001	REPLACE SPRAY BOOTH	04-29-2020	GM	04		FR	Field Review
B25054	05-01-1983	CM	Commercial	8,000	06-15-1984	100	12-31-1984	HY 26X5	07-27-2017	SR	02		14	Cyclical Inspection
									06-02-2015	AL	03		16	In Office Review
									06-25-2001	GB	02		02	Bldg Permit Completed

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	3320	AUTO REPAIR	SPLI	4		0.510	AC	330,000.00	1.31431	C	1.00	CI09	1.000		0	433,719	221,200
Total Card Land Units						0.51	AC	Parcel Total Land Area: 0.51					Total Land Value		221,200		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	25	Service Shop									
Model	95	SvcGar/Gar/JS									
Grade	C	Average									
Stories	1										
Occupancy	1.00										
Exterior Wall 1	15	Concr/Cinder									
Exterior Wall 2	25	Vinyl Siding									
Roof Structure	03	Gable/Hip									
Roof Cover	01	Metal/Tin									
Interior Wall 1	01	Minimum									
Interior Wall 2											
Interior Floor 1	03	Concr Finished									
Interior Floor 2											
Heating Fuel	03	Gas									
Heating Type	03	Hot Air-No Duc									
AC Type	01	None									
Size Adj Tbl	3320	AUTO REPAIR									
Total Rooms											
Bedrooms	00										
Full Bathrooms	0										
Bath Split	00	0 Full-0 Half									
Rms/Partitions	02	AVERAGE									
Heat/AC	03	HEAT ONLY									
Frame Type	03	MASONRY									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	08	TYPICAL									
Common Wall	00	0%									
Wall Height	14.00										
1st Floor Use:	3320										
Sewer Occupan											

MIXED USE		
Code	Description	Percentage
3320	AUTO REPAIR	100
		0
		0

COST / MARKET VALUATION		
RCN		402,608
Year Built		1977
Effective Year Built		1993
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	20	
Functional Obsol	0	
External Obsol		
Trend Factor	1	
Condition		
Condition %		
Percent Good	80	
RCNLD		322,100
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	16,000	3.00	1983		28		0.00	13,400
SGN2	DOUBLE SIDE	L	24	39.53	2017		96		0.00	900
SGNP	SIGN POST 6"	L	24	10.66	2017		96		0.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	352	352	475	120.52	42,422	
BAS	First Floor	4,033	4,033	4,033	89.31	360,186	
Ttl Gross Liv / Lease Area		4,385	4,385	4,508		402,608	

