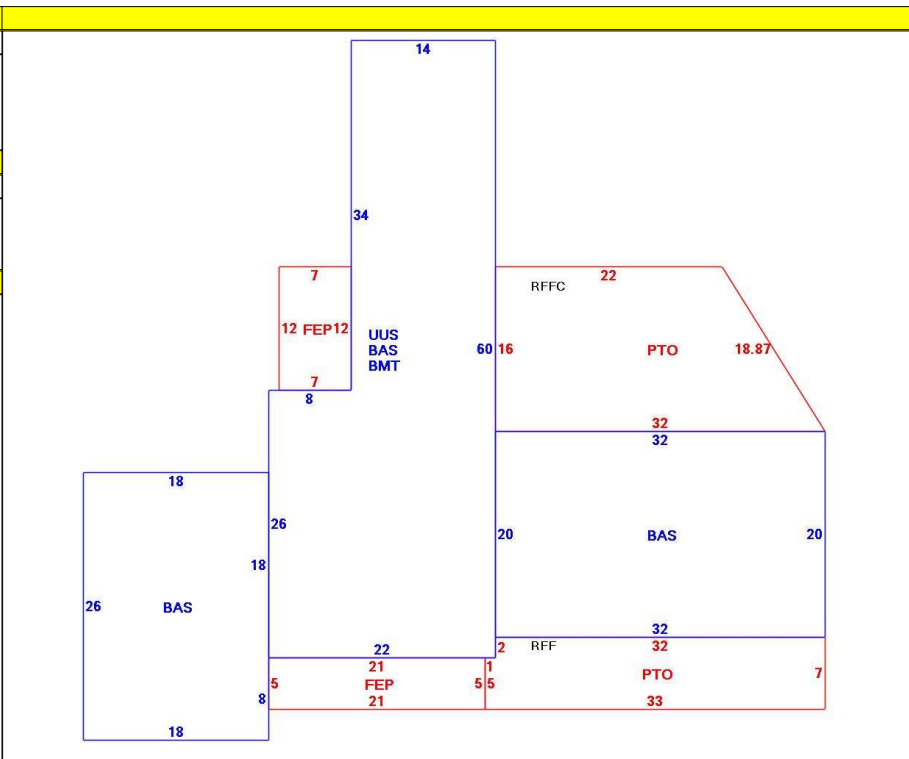


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 801 FY2024 BARNSTABLE, MA VISION | | | | | | | | |
|---|------------|-------------------|-------------------|-------------|-------------|--------------------|---|--------------------------------|------------------|--|----------|--|-----------------------------|-------------------|---------------|------------|----------|---------|
| KOPPEN, RICHARD L ESTATE OF 365 WEST MAIN STREET HYANNIS MA 02601 | | | | | | Description | Code | Appraised | Assessed | | | COMMERC. 3220 242,100 242,800 | COM LAND 3220 242,800 | | | | | |
| | | SUPPLEMENTAL DATA | | | | Total | | 484,900 | 484,900 | | | | | | | | | |
| | | Alt Prcl ID | Split Zonin RB;HB | BID Parcel | ResExpt Q | #DL 1 | #DL 2 | GIS ID | F_981357_2699134 | Plan Ref. | Land Ct# | #SR | Life Estate | PP STATU | Assoc Pid# | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | |
| KOPPEN, RICHARD L ESTATE OF | | 13713 | 0271 | 04-10-2001 | U | I | 0 | 1A | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | |
| KOPPEN, RICHARD L | | 4600 | 0051 | 06-27-1985 | Q | I | 200,000 | 00 | 2023 | 3220 | 242,100 | 2022 | 3220 | 222,000 | 2021 | 3220 | 196,600 | |
| ANDERSON, ALTON F & DAVID F | | 1517 | 0569 | 07-01-1971 | Q | | 45,000 | 00 | | 3220 | 242,800 | | 3220 | 242,800 | | 3220 | 242,800 | |
| | | | | | | | | | Total | | 484,900 | Total | | 464,800 | Total | | 464,800 | |
| 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 | | | | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | | | | | | | |
| Nbhd | | Nbhd Name | | B | | Tracing | | Batch | | | | | | | | | | |
| CI09 | | | | | | | | HYAN | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | | |
| --ANCHOR OUTBOARD CO.-- | | | | | | | | | | | | | | | | | | |
| 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 | | | | |
| B36298 | 11-01-1993 | RE | Remodel | 9,000 | 01-15-1994 | 100 | 12-31-1994 | HY REMOD' | 04-29-2020 | GM | 04 | | FR | Field Review | | | | |
| | | | | | | | | | 10-17-2018 | SR | 01 | | 03 | Cycl Insp Comp | | | | |
| | | | | | | | | | 12-15-2014 | JR | 03 | | 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. | Nhbd Adj | Notes | Location Adjustme | Adj Unit Pric | Land Value | | |
| 1 | 3220 | STORE/RTL M94 | SPLI | 4 | | 0.690 | AC | 330,000.00 | 1.06631 | C | 1.00 | CI09 | 1.000 | | 0 | 351,879 | 242,800 | |
| Total Card Land Units | | | | | | 0.69 | AC | Parcel Total Land Area: 0.69 | | | | | Total Land Value | | | | | 242,800 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 17 | Store | | | |
| Model | 94 | Commercial | | | |
| Grade | D+ | Below Average | | | |
| Stories | 2 | | | | |
| Occupancy | 1.00 | | | | |
| Exterior Wall 1 | 25 | Vinyl Siding | | | |
| Exterior Wall 2 | 19 | Brick Veneer | | | |
| 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 | 05 | Hot Water | | | |
| AC Type | 01 | None | | | |
| Size Adj Tbl | 3220 | STORE/RTL M94 | | | |
| Total Rooms | | | | | |
| Bedrooms | 00 | | | | |
| Full Bathrooms | 0 | | | | |
| Bath Split | 01 | 0 Full-1 Half | | | |
| Rms/Partitions | 02 | AVERAGE | | | |
| Heat/AC | 03 | HEAT ONLY | | | |
| Frame Type | 02 | WOOD FRAME | | | |
| Baths/Plumbing | 02 | AVERAGE | | | |
| Ceiling/Wall | 08 | TYPICAL | | | |
| Common Wall | 00 | 0% | | | |
| Wall Height | 9.00 | | | | |
| 1st Floor Use: | 3221 | | | | |
| Sewer Occupan | | | | | |

| MIXED USE | | |
|-----------|---------------|------------|
| Code | Description | Percentage |
| 3220 | STORE/RTL M94 | 100 |
| | | 0 |
| | | 0 |

| COST / MARKET VALUATION | | |
|--------------------------|----|---------|
| RCN | | 309,579 |
| Year Built | | 1920 |
| Effective Year Built | | 1981 |
| Depreciation Code | | A |
| Remodel Rating | | |
| Year Remodeled | | |
| Depreciation % | 30 | |
| Functional Obsol | 0 | |
| External Obsol | 0 | |
| Trend Factor | 1 | |
| Condition | | |
| Condition % | | |
| Percent Good | 70 | |
| RCNLD | | 216,700 |
| 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 | 6,000 | 3.00 | 1985 | | 32 | | 0.00 | 5,800 |
| SGN3 | DBL SIDED W/I | L | 20 | 199.92 | 2017 | | 96 | | 0.00 | 3,800 |
| SPO2 | SIGN POST ST | L | 14 | 73.02 | 2017 | | 96 | | 0.00 | 1,000 |
| FNC3 | FENCE-6' CHAI | L | 240 | 22.04 | 2017 | | 96 | | 0.00 | 5,100 |
| FNC2 | Fence-6' Wd | L | 80 | 27.85 | 2017 | | 96 | | 0.00 | 2,100 |
| FNC8 | GATE, FENCE | L | 6 | 1311.00 | 2017 | | 96 | | 0.00 | 7,600 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | |
|-----------------------------------|-------------------------|-------------|------------|----------|-----------|----------------|--|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | |
| BAS | First Floor | 2,156 | 2,156 | 2,156 | 92.25 | 198,884 | |
| BMT | Basement Area | 0 | 1,048 | 210 | 18.48 | 19,372 | |
| FEP | Enclosed Porch | 0 | 189 | 66 | 32.21 | 6,088 | |
| PTO | Patio | 0 | 661 | 33 | 4.61 | 3,044 | |
| UUS | Upper Story, Unfinished | 0 | 1,048 | 891 | 78.43 | 82,192 | |
| Ttl Gross Liv / Lease Area | | 2,156 | 5,102 | 3,356 | | 309,580 | |

