

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
JCD SHELBY LLC 373 WEST MAIN STREET HYANNIS MA 02601						Description	Code	Appraised	Assessed			COMMERC. 234,600 COM LAND 3260 193,600					
						SUPPLEMENTAL DATA								Total		428,200	428,200
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#		11328-B									
#DL 1 LOT 1		#DL 2		Life Estate		PP STATU		Assoc Pid#									
GIS ID		F_981281_2699229															
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
JCD SHELBY LLC				C215 0	01-31-2018	U	I	325,000	1	Year	Code	Assessed	Year	Code	Assessed		
DIPRETE, HENRY A & ANNE I				C103 0	09-15-1985	Q	I	147,000	00	2023	3260	234,600	2022	3260	182,500		
REARDON, JOSEPH J				C552 0	06-27-1972	U		0			3260	193,600	2021	3260	193,600		
														3260	8,500		
										Total		428,200	Total		376,100		
										Total		428,200	Total		376,100		
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												Appraised Bldg. Value (Card)				226,100	
												Appraised Xf (B) Value (Bldg)				0	
												Appraised Ob (B) Value (Bldg)				8,500	
												Appraised Land Value (Bldg)				193,600	
												Special Land Value				0	
												Total Appraised Parcel Value				428,200	
												Valuation Method				C	
												Total Appraised Parcel Value				428,200	
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		
201103946	08-04-2011	CM	Commercial	2,600		100		REROOF-STRIP OLD 8SQ		04-29-2020	GM	04		FR	Field Review		
75564	03-25-2004	NR	New Roof	3,000	07-30-2004	100	01-01-2005			07-28-2017	SR	02		14	Cyclical Inspection		
B36511	02-01-1994	AD	Addition	10,000		100		HY ADDIT'		12-15-2014	JR	03		03	Cycl Insp Comp		
										09-29-2008	JR	03		16	In Office Review		
										07-30-2004	MF	04		44	Drive by inspection only		
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	3260	REST/CLUBS M	HB	4		0.280 AC	330,000.00	2.09523	C	1.00	CI09	1.000		0	691,416	193,600	
Total Card Land Units						0.28 AC	Parcel Total Land Area: 0.28						Total Land Value				193,600

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	30	Restaurant							
Model	94	Commercial							
Grade	D+	Below Average							
Stories	1								
Occupancy	1.00								
Exterior Wall 1	14	Wood Shingle							
Exterior Wall 2	13	T111 Siding							
Roof Structure	03	Gable/Hip							
Roof Cover	03	Asph/F Gls/Cmp							
Interior Wall 1	05	Drywall							
Interior Wall 2									
Interior Floor 1	05	Vinyl/Asphalt							
Interior Floor 2									
Heating Fuel	03	Gas							
Heating Type	04	Hot Air							
AC Type	03	Central							
Size Adj Tbl	3260	REST/CLUBS M94							
Total Rooms									
Bedrooms	01								
Full Bathrooms	0								
Bath Split	02	0 Full-2 Half							
Rms/Partitions	02	AVERAGE							
Heat/AC	01	HEAT/AC PKGS							
Frame Type	02	WOOD FRAME							
Baths/Plumbing	02	AVERAGE							
Ceiling/Wall	08	TYPICAL							
Common Wall	00	0%							
Wall Height	10.00								
1st Floor Use:	3260								
Sewer Occupan									

MIXED USE		
Code	Description	Percentage
3260	REST/CLUBS M94	100
		0
		0

COST / MARKET VALUATION		
RCN		305,595
Year Built		1962
Effective Year Built		1985
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	26	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	74	
RCNLD		226,100
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	8,000	3.00	1985		32		0.00	7,700
SGN2	DOUBLE SIDE	L	30	39.53	2000		62		0.00	700
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	1,368	1,368	1,368	183.21	250,632	
BMT	Basement Area	0	1,340	268	36.64	49,100	
FPC	Open Porch Conc. Floor	0	132	20	27.76	3,664	
UST	Utility Enclosure	0	120	12	18.32	2,199	
Ttl Gross Liv / Lease Area		1,368	2,960	1,668		305,595	

