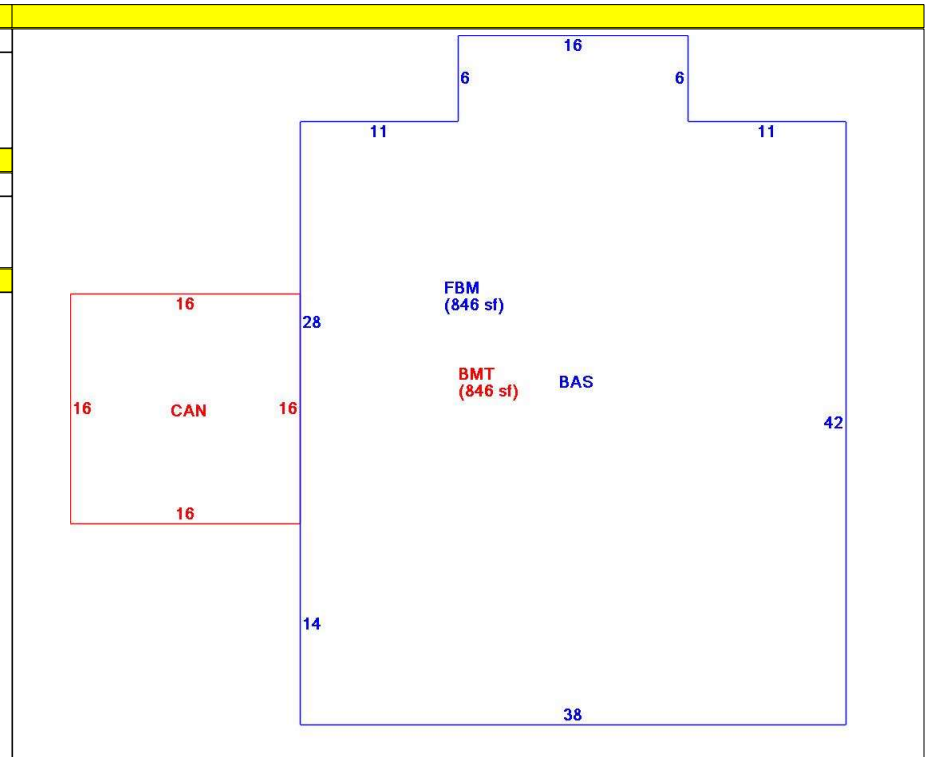


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>							
FREEFALL LLC  297 NORTH STREET  HYANNIS MA 02601						Description	Code	Appraised	Assessed								
						COMMERC. COM LAND	3210 3210	446,100 222,400	446,100 222,400								
SUPPLEMENTAL DATA						Total		668,500	668,500								
Alt Prcl ID		Split Zonin RB;HB		Plan Ref. Land Ct# 10614-P													
BID Parcel		ResExpt Q		#SR													
#DL 1 LOT 101		#DL 2		Life Estate PP STATU													
GIS ID F_979440_2700543		Assoc Pid#															
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FREEFALL LLC			C199 0	01-11-2013	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
STUBORN LP			C172 0	04-23-2004	U	I	100	1B	2023	3210	446,100	2022	3210	413,700	2021	3210	391,600
ONE VILLAGE PLACE LP			C137 0	07-17-1995	U	I	100	1B		3210	222,400		3210	222,400		3210	222,400
BORNSTEIN, STUART A TR			C122 0	03-04-1991	U	I	150,000	1L								3210	19,500
MERCHANTS BK & TR OF C C			C903 0	12-01-1982	Q	V	115,000	U	Total		668,500	Total		636,100	Total		633,500
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)				421,700			
CI09								HYAN		Appraised Xf (B) Value (Bldg)				2,300			
								Appraised Ob (B) Value (Bldg)				22,100					
								Appraised Land Value (Bldg)				222,400					
								Special Land Value				0					
								Total Appraised Parcel Value				668,500					
								Valuation Method				C					
								Total Appraised Parcel Value				668,500					
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			
201408237	11-24-2014	SG	Sign	0	06-30-2015	100	06-30-2015	REFACE EXISTING SIGN 50	04-29-2020	GM	04		FR	Field Review			
201406784	10-07-2014	TF	Tenant Fitout	0	06-30-2015	100	06-30-2015	TENANT FITOUT - WHOLE H	10-17-2018	SR	01		03	Cycl Insp Comp			
200902949	06-29-2009	RW	Repair Work	2,500	11-16-2009	100	06-30-2010	HNDICAP RMP	12-06-2011	JR	03		16	In Office Review			
									06-30-2011	JR	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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3210	PHARMACY	SPLI	4		0.520 AC	330,000.00	1.29603	C	1.00	CI09	1.000		0	427,680	222,400	
Total Card Land Units						0.52 AC	Parcel Total Land Area: 0.52						Total Land Value				222,400

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	44	Pharmacy									
Model	94	Commercial									
Grade	C-	Average Minus									
Stories	1										
Occupancy	1.00										
Exterior Wall 1	20	Brick/Masonry									
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	05	Vinyl/Asphalt									
Heating Fuel	03	Gas									
Heating Type	04	Hot Air									
AC Type	03	Central									
Size Adj Tbl	3210	PHARMACY									
Total Rooms											
Bedrooms	00										
Full Bathrooms	0										
Bath Split	00	0 Full-0 Half									
Rms/Partitions	02	AVERAGE									
Heat/AC	01	HEAT/AC PKGS									
Frame Type	03	MASONRY									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	05	SUS-CEIL & WL									
Common Wall	00	0%									
Wall Height	12.00										
1st Floor Use:	3251										
Sewer Occupan											

MIXED USE		
Code	Description	Percentage
3210	PHARMACY	100
		0
		0

COST / MARKET VALUATION	
RCN	520,675
Year Built	1983
Effective Year Built	1994
Depreciation Code	G
Remodel Rating	04
Year Remodeled	2014
Depreciation %	19
Functional Obsol	
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	421,700
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	11,000	3.00	1985		32		0.00	10,600
DUW	DRIVE-UP WIN	B	1	2798.00	1996		81		0.00	2,300
SGN3	DBL SIDED W/I	L	32	199.92	2014		90		0.00	5,800
SPO2	SIGN POST ST	L	8	73.02	2000		62		0.00	400
ASCB	Asphalt Curb-4"	L	814	4.69	1985	00	100	00	1.00	3,800
LP10	Light Pole per L	L	14	108.16	2017		96		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,692	1,692	1,692	234.01	395,947	
BMT	Basement Area	0	846	169	46.75	39,548	
CAN	Canopy	0	256	26	23.77	6,084	
FBM	Fin Bsmnt	423	846	338	93.49	79,096	
Ttl Gross Liv / Lease Area		2,115	3,640	2,225		520,675	

