

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
745 FALMOUTH ROAD LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
744 FALMOUTH ROAD								COMMERC.	3400	283,200	283,200	
HYANNIS MA 02601								COM LAND	3400	190,400	190,400	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID						Plan Ref. 384/99						
Split Zonin						Land Ct#						
ResExpt Q						Life Estate						
#DL 1 LOT 10						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_980017_2703619								Total		473,600	473,600	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
745 FALMOUTH ROAD LLC							35159	133	06-01-2022	Q	I	522,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
404 CENTERVILLE LLC							31901	0212	03-22-2019	U	I	385,000	1B	2023	3400	281,500	2022	3400	281,500	2021	3400	270,400
745 FALMOUTH ROAD LLC							19301	0007	12-01-2004	Q	I	450,000	00		3400	190,400		3400	179,900		3400	179,900
GRANT, JUDITH M							18954	0248	08-20-2004	U	I	0	1A			0					3400	11,100
SACCONI, RICHARD & GRANT, JUDITH							12979	0054	04-28-2000	Q	I	211,000	00	Total		471,900	Total		461,400	Total		461,400

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			
CI09				HYAN			

NOTES												VISIT / CHANGE HISTORY					
--CLINICAL PSYCHOLOGY ASSOCIATES--												Date	Id	Type	Is	Cd	Purpost/Result
												08-23-2023	WT	02		03	Cycl Insp Comp
												05-09-2023	CK	04		20	Sale Review
												04-30-2020	GM	04		FR	Field Review
												05-03-2018	MS	03		16	In Office Review
												08-02-2017	SR	02		14	Cyclical Inspection
												12-16-2011	JR	03		16	In Office Review
												09-01-2009	NF	03		16	In Office Review
Total Appraised Parcel Value												473,600					

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	
EXPC-23-7	08-07-2023	835	Sid/Wind/Roof/	1,700	06-30-2024	100	06-30-2024	Retrofit insulation and weathery repair framing	08-23-2023	WT	02		03	Cycl Insp Comp	
BLDC-23-13	06-26-2023	803	Addn Alt-Comm	16,000	06-30-2023	100	06-30-2023		05-09-2023	CK	04		20	Sale Review	
81181	12-28-2004	RE	Remodel	20,000	01-01-2006	100	01-01-2006		04-30-2020	GM	04		FR	Field Review	
									05-03-2018	MS	03		16	In Office Review	
									08-02-2017	SR	02		14	Cyclical Inspection	
									12-16-2011	JR	03		16	In Office Review	
									09-01-2009	NF	03		16	In Office Review	

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	3400	OFFICE BLD M9	RB	4		0.430	AC	330,000.00	1.49119	C	1.00	CI07	0.900		0	442,893	190,400
Total Card Land Units						0.43	AC	Parcel Total Land Area: 0.43					Total Land Value		190,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	94	Commercial			
Grade	C	Average			
Stories	1.75				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3400	OFFICE BLD M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	1				
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	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3400				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3400	OFFICE BLD M94	100
		0
		0

COST / MARKET VALUATION	
RCN	361,746
Year Built	1935
Effective Year Built	1986
Depreciation Code	G
Remodel Rating	03
Year Remodeled	2004
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	267,700
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
FPL2	Fireplace 1.5 st	B	1	6000.00	1986		74		0.00	4,400
PAV1	PAVING-ASPH	L	5,000	3.00	1992		46		0.00	6,900
SGN2	DOUBLE SIDE	L	25	39.53	2002		66		0.00	700
FNC2	Fence-6' W/d	L	130	27.85	2017		96		0.00	3,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,039	2,039	2,039	135.43	276,151
FOP	Open Porch	0	98	15	20.73	2,032
FPC	Open Porch Conc. Floor	0	36	5	18.81	677
TQS	Three Quarter Story	648	720	612	115.12	82,886

Ttl Gross Liv / Lease Area		2,687	2,893	2,671		361,746
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