

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ARETUSA LLC C/O LUCIA MCNABB, MD 1330 PHINNEY'S LANE						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601						COMMERC.	3420	1,445,800	1,445,800	
						COM LAND	3420	783,100	783,100	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT LS-3 #DL 2 GIS ID F_980894_2709918				Plan Ref. 425/21 Land Ct# #SR Life Estate PP STATU Assoc Pid#				2,228,900	2,228,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ARETUSA LLC		24246 0184	12-18-2009	Q	I	1,100,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WALDRON, TIMOTHY J TR		12575 0074	09-30-1999	U	V	320,000	1B	2023	3420	1,445,800	2022	3420	1,175,300	2021	3420	1,173,600
MORIN, JACQUES N		11082 0266	11-25-1997	U	V	65,000	1B		3420	783,100		3420	574,100		3420	574,100
CAPE COD CHAPTER NUMBER 96		5378 0192	10-15-1986	Q	V	28,333	U								3420	27,800
MASSACHUSETTS COMMWLTH OF		0074 0201	03-31-1860	U		0		Total		2,228,900	Total		1,749,400	Total		1,775,500

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

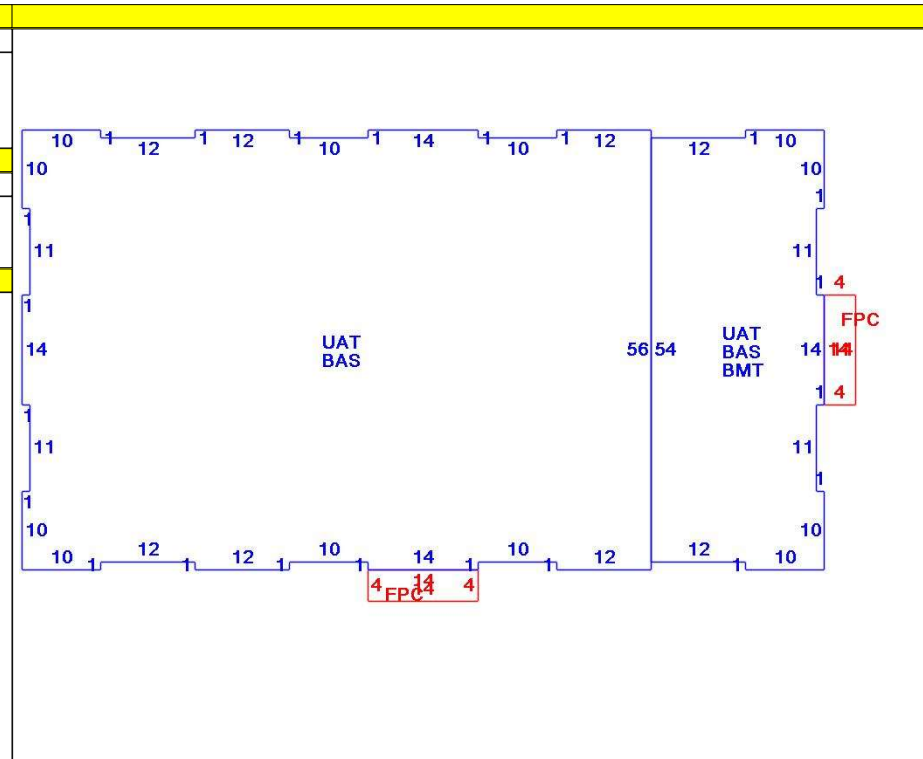
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI19			BARNS

NOTES	
ALL CAPE GYN AND ARMSTRONG PARTNERS ALL OOC	This signature acknowledges a visit by a Data Collector or Assessor

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
18-146	03-16-2018	803	Addn Alt-Comm	10,000		100		FRAME IN AND ENCLOSE B	04-30-2020	GM	04		FR	Field Review
201300987	02-25-2013	CM	Commercial	22,000	06-30-2013	100	06-30-2013	MINOR OFFICE RENO'S	08-01-2017	SR	02		14	Cyclical Inspection
201000500	02-26-2010	RE	Remodel	50,000	03-17-2011	100	06-30-2011	CONVERT TO MEDICAL OFFI	12-16-2014	JR	03		16	In Office Review
46191	05-19-2000	CM	Commercial	500,000	01-01-2001	100	06-30-2001	OFFICE BLDG	05-13-2011	JR	01		02	Bldg Permit Completed
									02-08-2011	DR	22		22	Change of Address
									06-26-2001	GB	01		00	Meas/Listed-Interior Acces

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	3420	PROF/MED/DEN	RF-1	1		1.000	AC 330,000.00	1.00000	C	1.00	CI19	2.300	SITE		0	759,000
1	3420	PROF/MED/DEN	RF-1	1		0.340	AC 39,600.00	1.78966	R	1.00		1.000	EXCS		0	70,872.12
Total Card Land Units						1.34	AC	Parcel Total Land Area: 1.34						Total Land Value		783,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	Medical Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
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	23	Laminate			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3420	PROF/MED/DENTL			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3400				
Sewer Occupan					
			MIXED USE		
			Code	Description	Percentage
			3420	PROF/MED/DENTL	100
					0
					0
			COST / MARKET VALUATION		
			RCN		1,629,862
			Year Built	2000	
			Effective Year Built	2002	
			Depreciation Code	A	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	13	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	87	
			RCNLD		1,418,000
			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	10,000	3.00	2000		62		0.00	18,600
SGN1	SIGN-1 SD W/	L	24	30.60	2000		62		0.00	500
SGNP	SIGN POST 6"	L	8	10.66	2000		62		0.00	100
LTHL	Halide Light Flx	L	2	1495.00	2017		96		0.00	2,900
PKBR	Parking Bumper	L	5	52.17	2017		96		0.00	300
CCCB	Concrete Curb	L	174	12.49	2017		96		0.00	2,100
TRS	Trash Encl-6' w/	L	1	3401.00	2017		96		0.00	3,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,580	5,580	5,580	225.46	1,258,076
BMT	Basement Area	0	1,186	237	45.05	53,434
FPC	Open Porch Conc. Floor	0	112	17	34.22	3,833
UAT	Attic, Unfinished	0	5,580	1,395	56.37	314,519
Ttl Gross Liv / Lease Area		5,580	12,458	7,229		1,629,862

