

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HYANNISPORT CIVIC ASSOC INC C/O P M BUTLER ESQ PO BOX 301					7 Waterfront	Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS PORT MA 02647						COMMERC. COM LAND	3830 3830	892,000 1,077,900	892,000 1,077,900	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_982621_2692092				Plan Ref. 518/327 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		1,969,900	1,969,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
HYANNISPORT CIVIC ASSOC INC WRIGHT, WHITNEY TR		4243 1821	0057 0070	09-15-1984 03-14-1973	U U	I	0 0	B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
									2023	3830 3830	892,000 1,077,900	2022	3830 3830	811,600 898,300	2021	3830 3830 3830	797,500 898,300 14,100	
		Total						Total		1,969,900		Total		1,709,900		Total		1,709,900

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)	877,900
WF01				HYAN						Appraised Xf (B) Value (Bldg)	0
										Appraised Ob (B) Value (Bldg)	14,100
										Appraised Land Value (Bldg)	1,077,900
										Special Land Value	0
										Total Appraised Parcel Value	1,969,900
										Valuation Method	C
										Total Appraised Parcel Value	1,969,900

NOTES										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
EXPC-22-2 200703914 76513 B30297	04-05-2022 06-25-2007 05-11-2004 12-01-1986	835 OB TP RE	Sid/Wind/Roof/ Out Building Temporary Remodel	40,000 500 150,000	12-05-2007 08-02-2004 01-15-1987	100 100 100	06-30-2007 01-01-2005 12-31-1987	Removing existing shingles an SHED HP REMOD'	05-04-2020 10-22-2018 12-16-2014 03-25-2008 12-05-2007 08-02-2004	GM SR JR JG PT MF	04 02 03 03 02 04		FR 03 03 16 14 44	Field Review Cycl Insp Comp Cycl Insp Comp In Office Review Cyclical Inspection 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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value			
1	3830	BEACHES M94	RF-1	4		1.390	AC	330,000.00	1.00000	C	1.00	WF01	2.350	ASSOC PROP	0	775,500	1,077,900		
Total Card Land Units						1.39	AC	Parcel Total Land Area: 1.39						Total Land Value					1,077,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	77	Clubs/Lodges			
Model	94	Commercial			
Grade	B+	Custom Plus			
Stories	1.4				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	3530	FRATNL ORG			
Total Rooms					
Bedrooms	01				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	04	CEIL & MIN WL			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3830				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3830	BEACHES M94	100
		0
		0

COST / MARKET VALUATION	
RCN	1,097,393
Year Built	1945
Effective Year Built	1993
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	877,900
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAT1	Patio- Average	L	1,000	5.89	1981		24		0.00	1,300
PAT1	Patio- Average	L	1,184	5.89	1981		24		0.00	1,500
PKKG	Gravel Pkg Lot	L	10,000	1.06	1981		24		0.00	2,500
FGPL	Flagpole-25'	L	1	2229.00	2017		96		0.00	2,100
SHED	Shed	L	120	18.00	2017		96		0.00	2,100
TRS	Trash Encl-6' w/	L	1	3401.00	2017		96		0.00	3,300
FNC2	Fence-6' Wd	L	48	27.85	2017		96		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,316	4,316	4,316	178.73	771,392	
FPC	Open Porch Conc. Floor	0	540	81	26.81	14,477	
PTO	Patio	0	392	20	9.12	3,575	
TQS	Three Quarter Story	936	1,040	884	151.92	157,996	
UAT	Attic, Unfinished	0	3,276	819	44.68	146,379	
WDK	Wood Deck	0	404	20	8.85	3,575	
Ttl Gross Liv / Lease Area		5,252	9,968	6,140		1,097,394	

