

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
MELLO, FRANK TR MMF REALTY TRUST 220 WEST MAIN ST						Description	Code	Assessed	Assessed	
HYANNIS MA 02601						COMMERC. COM LAND	3400 3400	320,600 224,800	320,600 224,800	
SUPPLEMENTAL DATA						Total				545,400 545,400
Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q #DL 1 LOT 107 #DL 2 GIS ID F_982753_2699248			Plan Ref. Land Ct# 22825-R #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MELLO, FRANK TR	C148686	0	05-27-1998	U	I	250,000	1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FDIC, LIQ AGT MILFORD SVGS BANK	C144304	0	04-30-1997	U	I	10	1L	2023	3400	320,600	2022	3400	324,500	2021	3400	319,700
MENFI, JOSEPH	C107112	0	07-15-1986	Q	I	530,000	U		3400	224,800		3400	224,800		3400	224,800
DEPAOLO, THOMAS E	C52485	0	09-22-1971	U		0									3400	4,800
Total								545,400		Total		549,300		Total		549,300

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	Appraised Bldg. Value (Card)	203,600	
					Appraised Xf (B) Value (Bldg)	112,200	
					Appraised Ob (B) Value (Bldg)	4,800	
					Appraised Land Value (Bldg)	224,800	
					Special Land Value	0	
					Total Appraised Parcel Value	545,400	
					Valuation Method	C	
					Total Appraised Parcel Value	545,400	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										04-30-2020	GM	04		FR	Field Review
										07-07-2016	JR	01		02	Bldg Permit Completed
										12-16-2011	JR	03		16	In Office Review

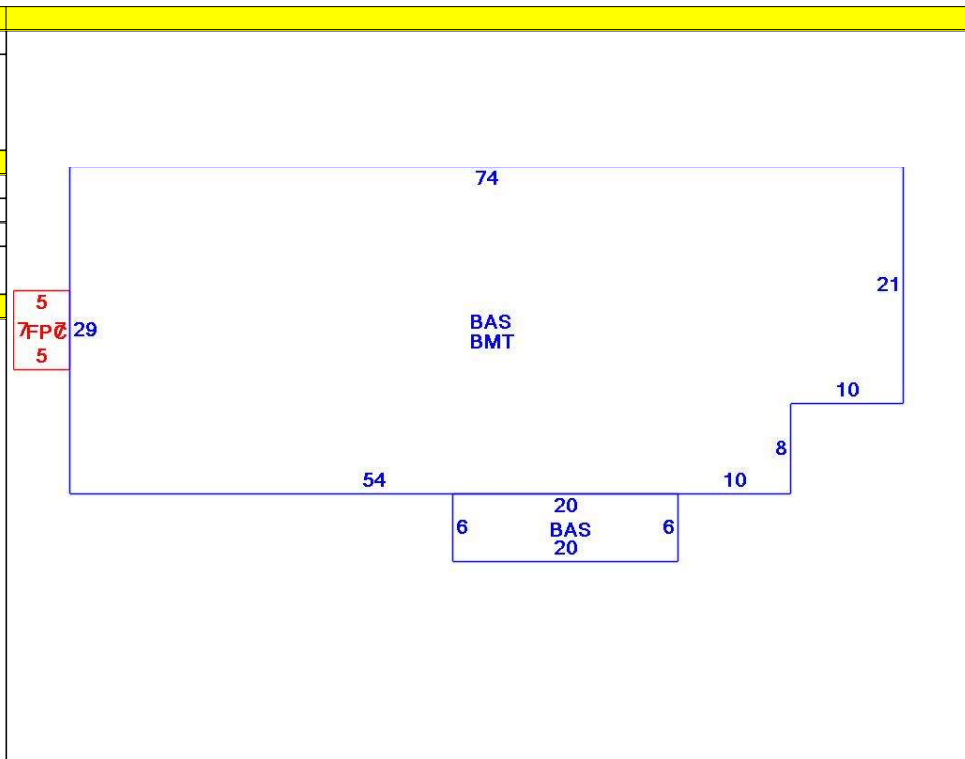
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
201501165	03-17-2015	CM	Commercial	70,000	05-20-2016	100	06-30-2016	BASEMENT STAFF ROOM A		04-30-2020	GM	04		FR	Field Review
										07-07-2016	JR	01		02	Bldg Permit Completed
										12-16-2011	JR	03		16	In Office Review

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	340R	OFFICE BLD M-	SPLI	4	0.540	AC 330,000.00	1.26150	1.0000	C	1.00	CI09	1.000		1.0000	416,295	224,800	
Total Card Land Units					0.54	AC	Parcel Total Land Area					0.54	Total Land Value			224,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
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	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	00				
Full Baths	0				
Half Baths	2				
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Occupancy	1				
Usrflid 105					
Accessory Apt					
Foundation Alt					
Rms Prts					
Bath Split					

CONDO DATA			
Parcel Id		C	Owne 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	254,551
Year Built	1954
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	203,600
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	% Gd	Grade	Grade Adj.	Appr. Value
PAV1	PAVING-ASP	L	5,000	3.00	1985		32		0.00	4,800
OFCL	Office Finish-L	B	2,066	44.54	1995		80	00	1.00	73,600
FOPC	Open Prch-roo	B	35	55.00	1995		80		0.00	1,800
BMT	Basement-Unfi	B	2,066	26.01	1995		80		0.00	36,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,186	2,186	2,186	116.08	253,751
BMT	Basement Area	0	2,066	0	0.00	0
FPC	Open Porch Conc. Floor	0	35	0	0.00	0
Ttl Gross Liv / Lease Area		2,186	4,287	2,186		253,751

