

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ANK REALTY LLC							Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA VISION	
775 MAIN STREET			SUPPLEMENTAL DATA				COMMERC.	3220	431,700	431,700		
HYANNIS MA 02601			Alt Prcl ID Split Zonin DV;RB Plan Ref. 95/143 BID Parcel #SR Land Ct# ResExpt Q Life Estate #SR #DL 1 UNNUM LOT PP STATU #DL 2 GIS ID F_985090_2698624 Assoc Pid#				COM LAND	3220	215,200	215,200		
							Total		646,900	646,900		

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ANK REALTY LLC			31307	0041	05-31-2018	U	I	1,120,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BURCH, LINDA A TR			BA17	0	09-27-2017	U	I	0	1F	2023	3220	431,700	2022	3220	392,800	2021	3220	380,500
BURCH, DONALD M & LINDA A TRS			30300	0027	02-15-2017	U	I	0	1F		3220	215,200		3220	215,200		3220	215,200
BURCH, DONALD M			2311	0257		U		0									3220	12,300
							Total		646,900		Total		608,000	Total		608,000		

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				This signature acknowledges a visit by a Data Collector or Assessor			

NOTES														APPRAISED VALUE SUMMARY				
--HYANNIS PKG STORE--														Appraised Bldg. Value (Card)				419,400
														Appraised Xf (B) Value (Bldg)				0
														Appraised Ob (B) Value (Bldg)				12,300
														Appraised Land Value (Bldg)				215,200
														Special Land Value				0
														Total Appraised Parcel Value				646,900
														Valuation Method				C
														Total Appraised Parcel Value				646,900

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
19-3573	10-24-2019	888		0		100		(3) Zones (2) Yoprk Gas fired		04-29-2020	GM	04		FR	Field Review
19-3176	10-08-2019	804	Addn Alt-Res	1,500		100		REMOVAL OF EXISTING CHI		02-20-2020	SR	01		02	Bldg Permit Completed
19-1156	05-20-2019	881	Alt-Int work-Co	150,000	09-26-2019	100	06-30-2020	COMPLETE RENOVATION ;		12-16-2014	JR	03		03	Cycl Insp Comp
201402305	04-23-2014	NR	New Roof	15,500	06-30-2014	100	06-30-2014	NR RMOVE EX FLT RF; INST		06-15-1986	RW				
201006040	11-12-2010	RW	Repair Work	10,000	02-18-2011	100	06-30-2011	FRNT WINDOWS & DOOR							
200905664	11-19-2009	RW	Repair Work	8,500	06-30-2010	100	06-30-2010	FRNT WINDOWS & WALL							
B28294	08-01-1985	AD	Addition	7,500	06-30-1986	100	06-30-1986	HYADD'N							

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	3220	STORE/RTL M94	SPLI	4		0.460	AC	330,000.00	1.41765	C	1.00	CI09	1.000		0	467,841	215,200
Total Card Land Units						0.46	AC	Parcel Total Land Area: 0.46						Total Land Value		215,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	19	Brick Veneer			
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	11	Ceram Clay Til			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3220	STORE/RTL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	01	0 Full-1 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	3251				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3220	STORE/RTL M94	100
		0
		0

COST / MARKET VALUATION	
RCN	517,758
Year Built	1950
Effective Year Built	1994
Depreciation Code	VG
Remodel Rating	04
Year Remodeled	2019
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	419,400
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	1985		32		0.00	9,600
SGN2	DOUBLE SIDE	L	30	39.53	1995		52		0.00	600
SPO2	SIGN POST ST	L	8	73.02	1995		52		0.00	300
PKBR	Parking Bumper	L	9	52.17	1995		52		0.00	200
LTHL	Halide Light Flx	L	2	1495.00	1995		52		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,312	3,312	3,312	128.67	426,147	
BMT	Basement Area	0	3,312	662	25.72	85,178	
CLP	Loading Platform	0	60	6	12.87	772	
FEP	Enclosed Porch	0	50	18	46.32	2,316	
UST	Utility Enclosure	0	264	26	12.67	3,345	
Ttl Gross Liv / Lease Area		3,312	6,998	4,024		517,758	

