

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
MEDEIROS, DONNA M TR JOHN CRAIG MEDEIROS REV LIV TR JOHN CRAIG MEDEIROS REV L T A 35 BRANT WAY HYANNIS MA 02601						Description	Code	Appraised	Assessed	
SUPPLEMENTAL DATA Alt Prcl ID Split Zonin Plan Ref. #DL 1 LOT 21 #DL 2 Life Estate PP STATU GIS ID F_983857_2706106 Assoc Pid#						COMMERC.	3220	805,900	805,900	
						COM LAND	3220	500,000	500,000	
						Total		1,305,900	1,305,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MEDEIROS, DONNA M TR		#D12 0	09-05-2014	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MEDEIROS, JOHN CRAIG TR		C191 0	04-26-2010	U	I	1	1A	2023	3220	1,007,300	2022	3220	917,800	2021	3220	895,200
MEDEIROS, J CRAIG & BARBARA J		C369 0	02-04-1966	U		0			3220	500,000		3220	347,200		3220	347,200
								Total		1,507,300	Total		1,265,000	Total		1,265,000

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
CI11				HYAN					

NOTES													
<p>Appraised Bldg. Value (Card) 783,300</p> <p>Appraised Xf (B) Value (Bldg) 0</p> <p>Appraised Ob (B) Value (Bldg) 22,600</p> <p>Appraised Land Value (Bldg) 500,000</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 1,305,900</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 1,305,900</p>													

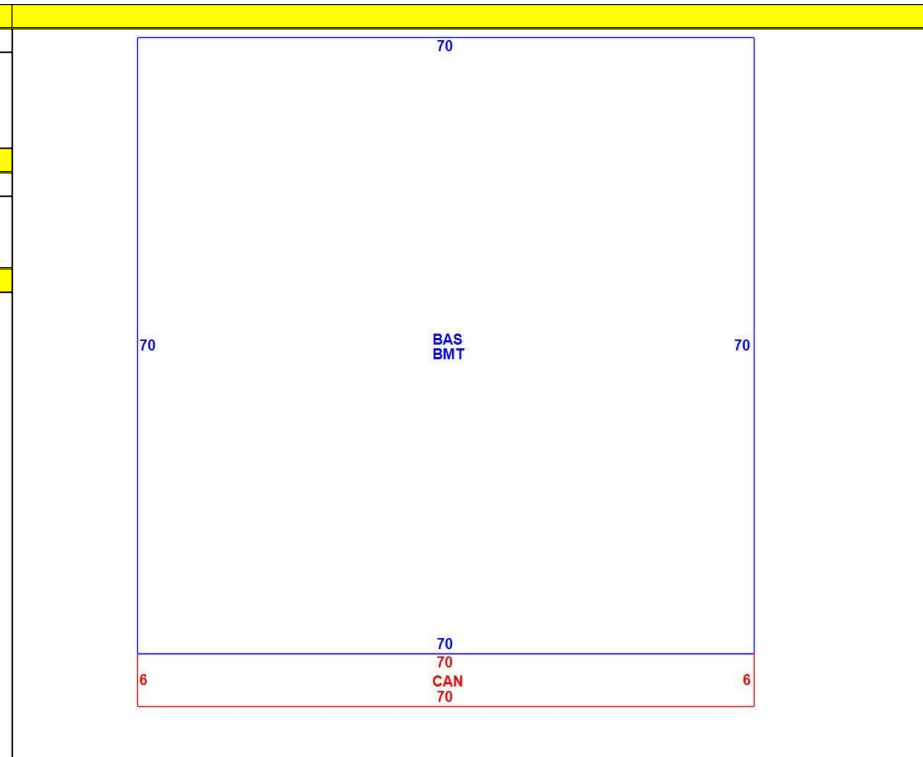
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDC-23-15	07-26-2023	881	Alt-Int work-Co	20,000		100		Paint and carpet existing 1360		04-29-2020	GM	04		FR	Field Review
18-3789	11-21-2018	836	Sign	0		100		10X2 FT SIGN FOR UNIQUE		07-01-2019	SR	02		03	Cycl Insp Comp
18-2823	10-05-2018	881	Alt-Int work-Co	0		0		CHANGE OF USE TO RETAIL		12-16-2014	JR	03		03	Cycl Insp Comp
17-2239	07-24-2017	836	Sign	0		100		20 sq ft wall sign for: All Aroun		06-30-2011	JR	02		03	Cycl Insp Comp
17-48	01-09-2017	836	Sign	0	06-30-2017	100	06-30-2017	20 sq roof sign Thrifty Car Re							
200902886	06-23-2009	NS	New Siding	1,500	11-05-2009	100	06-30-2010								
200706236	10-17-2008	CM	Commercial	8,200	06-30-2009	100	06-30-2009	RE-ROOF							

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	3220	STORE/RTL M94	B	4		1.010 AC	330,000.00	1.00000	C	1.00	CI13	1.500		0	495,000	500,000		
Total Card Land Units						1.01 AC	Parcel Total Land Area: 1.01						Total Land Value					500,000

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	12	Comm Bldg									
Model	94	Commercial									
Grade	C	Average									
Stories	1										
Occupancy	3.00										
Exterior Wall 1	20	Brick/Masonry									
Exterior Wall 2	15	Concr/Cinder									
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	03	Hot Air-No Duc									
AC Type	03	Central									
Size Adj Tbl	3220	STORE/RTL M94									
Total Rooms											
Bedrooms	00										
Full Bathrooms	0										
Bath Split	00	0 Full-0 Half									
Rms/Partitions	02	AVERAGE									
Heat/AC	01	HEAT/AC PKGS									
Frame Type	03	MASONRY									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	08	TYPICAL									
Common Wall	00	0%									
Wall Height	14.00										
1st Floor Use:	3320										
Sewer Occupan											

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

COST / MARKET VALUATION		
RCN		580,840
Year Built		1969
Effective Year Built		1986
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		26
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		74
RCNLD		429,800
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

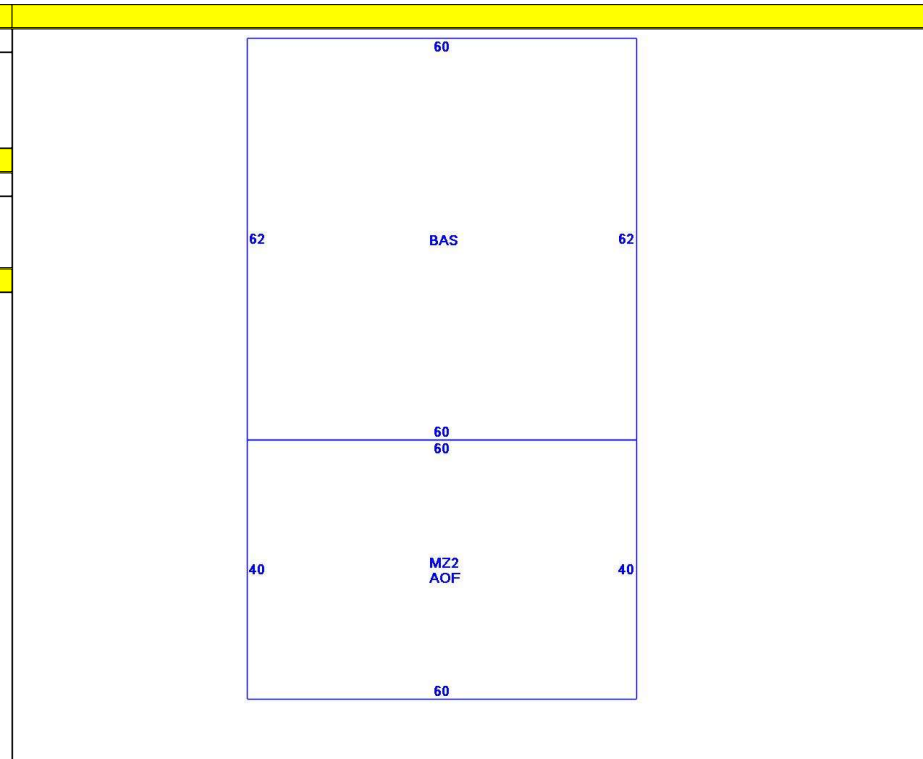


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	18,500	3.00	1985		32		0.00	17,800
SGN2	DOUBLE SIDE	L	60	39.53	2000		62		0.00	1,500
SGNP	SIGN POST 6"	L	20	10.66	2000		62		0.00	100
FGPL	Flagpole-25'	L	1	2229.00	2000		62		0.00	1,400
PKBR	Parking Bumper	L	15	52.17	1994		50		0.00	400
CCCB	Concrete Curb	L	70	12.49	1994		50		0.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,900	4,900	4,900	98.08	480,600	
BMT	Basement Area	0	4,900	980	19.62	96,120	
CAN	Canopy	0	420	42	9.81	4,119	
Ttl Gross Liv / Lease Area		4,900	10,220	5,922		580,839	



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	410	Ind/Offc/Whse			
Model	96	Ind/Comm			
Grade	D	Below Average			
Stories	1				
Occupancy	3.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2	05	Drywall			
Interior Floor 1	03	Concr Finished			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-No Duc			
AC Type	01	None			
Size Adj Tbl	316l	COMM WHSE M96			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	04	CEIL & MIN WL			
Common Wall	00	0%			
Wall Height	20.00				
1st Floor Use:	3320				
Sewer Occupan					
MIXED USE					
			Code	Description	Percentage
			3220	STORE/RTL M94	100
					0
					0
COST / MARKET VALUATION					
			RCN		504,997
			Year Built		1974
			Effective Year Built		1980
			Depreciation Code		F
			Remodel Rating		
			Year Remodeled		
			Depreciation %		30
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		70
			RCNLD		353,500
			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
FNC3	FENCE-6' CHAI	L	24	22.04	1994		50		0.00	300
FNC8	GATE, FENCE	L	1	1311.00	1994		50		0.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	2,400	2,400	3,240	77.82	186,780	
BAS	First Floor	3,720	3,720	3,720	57.65	214,451	
MZ2	Mezz Fin	2,040	2,400	1,800	43.24	103,767	
Ttl Gross Liv / Lease Area		8,160	8,520	8,760		504,998	

