

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
GROUP 1 REALTY INC 800 GESSNER ROAD SUITE 500 HOUSTON TX 77024						Description	Code	Appraised	Assessed								
						COMMERC. COM LAND	3330 3330	1,646,300 1,650,000	1,646,300 1,650,000								
SUPPLEMENTAL DATA						Total		3,296,300	3,296,300								
Alt Prcl ID		Split Zonin HB;B		Plan Ref. Land Ct# 24626-B													
#DL 1 LOT 4		#DL 2		Life Estate PP STATU													
GIS ID F_983014_2708249		Assoc Pid#															
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GROUP 1 REALTY INC			33902	224	03-16-2021	U	I	16,615,000	1V	Year	Code	Assessed	Year	Code	Assessed		
AMR REAL ESTATE HOLDINGS-HYANNIS LL			C205	0	02-09-2015	U	I	4,100,000	1B	2023	3330	1,646,300	2022	3330	1,395,500		
1040 IYANNOUGH ROAD LLC			C184	0	10-29-2007	U	I	1	1A		3330	1,650,000		3330	1,237,500		
CORSON, RODNEY K & JANET TRS			C139	0	12-15-1995	U	I	100	A					3330	44,900		
CORSON, RODNEY K			C650	0	07-28-1975	U		0		Total		3,296,300	Total		2,633,000		
Total										Total		2,682,200	Total		2,682,200		
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											
CI23						HYAN											
NOTES																	
--TOYOTA SVC CTR--																	
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		
20-447	03-24-2020	803	Addn Alt-Comm	331,230		0		Selective demolition and renov		07-16-2021	CK	01		03	Cycl Insp Comp		
201203535	06-29-2012	CM	Commercial	134,785	06-30-2013	100	06-30-2013	FACADE RENO-REROOF-WI		04-29-2020	GM	04		FR	Field Review		
200800561	02-06-2008	CM	Commercial	25,000	01-01-2009	100	01-01-2009	INTER RENO-REMOV WALL		12-17-2014	JR	03		03	Cycl Insp Comp		
										06-12-2013	JR	03		16	In Office Review		
										07-15-2010	DR	22		22	Change of Address		
										09-26-2008	JR	03		16	In Office Review		
										Total Appraised Parcel Value						3,296,300	
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	3331	CHAIN SVC SH	SPLI	4		2.000	AC	330,000.00	1.00000	C	1.00	CI23	2.500	ALL SITE	0	825,000	1,650,000
Total Card Land Units						2.00	AC	Parcel Total Land Area: 2.00				Total Land Value				1,650,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	106	Chain Svc Shop			
Model	96	Ind/Comm			
Grade	C-	Average Minus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	03	Concr Finished			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	333I	CHAIN SVC SHOP			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	03	0 Full-3 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	16.00				
1st Floor Use:	330I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
333I	CHAIN SVC SHOP	100
		0
		0

COST / MARKET VALUATION	
RCN	2,106,443
Year Built	1976
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	0
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	76
RCNLD	1,600,900
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 Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	33,000	3.00	1985		32		0.00	31,700
LT1	LT POLE W/MH	L	5	4251.00	2000		62		0.00	13,200
SGN1	SIGN-1 SD W/	L	8	30.60	2000		62		0.00	200
SGN1	SIGN-1 SD W/	L	15	30.60	2000		62		0.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	3,100	3,100	4,185	165.67	513,572	
BAS	First Floor	11,650	11,650	11,650	122.72	1,429,657	
CAN	Canopy	0	902	90	12.24	11,045	
MZ1	Mezz Unfin	1,550	3,100	1,240	49.09	152,169	
Ttl Gross Liv / Lease Area		16,300	18,752	17,165		2,106,443	

