

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CUNNINGHAM, JOHN TR B.C. REALTY TRUST 120 AIRPORT RD								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601								COMMERC. COM LAND	3260 3260	1,074,300 612,000	1,074,300 612,000	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Split Zonin IND;B		Plan Ref. 370/1						
#DL 1 LOT B				#DL 2		Land Ct# #SR Life Estate PP STATU						
GIS ID F_985152_2708185						Assoc Pid#		Total 1,686,300 1,686,300				

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CUNNINGHAM, JOHN TR							7200	0185	06-03-1992	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BOUCHER, PETER & CUNNINGHAM, J TRS							7200	0185	06-15-1990	Q	I	700,000	U	2023	3260	1,088,000	2022	3260	840,400	2021	3260	829,300
LORUSSO, LOUIS PAUL							7200	0173	06-15-1990	U	I	1	1B		3260	612,000		3260	430,500		3260	430,500
LORUSSO, LOUIS PAUL							7053	0094	02-15-1990	U	I	504,000	1L								3260	11,100
CLARKE, LOGAN III TR							6751	0203	05-15-1989	U	I	1	1B	Total 1,700,000 Total 1,270,900 Total 1,270,900								

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) 1,059,300			
CI15						HYAN						Appraised Xf (B) Value (Bldg) 3,900			
												Appraised Ob (B) Value (Bldg) 11,100			
												Appraised Land Value (Bldg) 612,000			
												Special Land Value 0			
												Total Appraised Parcel Value 1,686,300			
												Valuation Method C			
												Total Appraised Parcel Value 1,686,300			

NOTES												VISIT / CHANGE HISTORY					
--BARBY ANN'S--												Date	Id	Type	Is	Cd	Purpost/Result
												04-29-2020	GM	04		FR	Field Review
												03-28-2017	SR	02		02	Bldg Permit Completed
												12-17-2014	JR	03		03	Cycl Insp Comp

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
16-3747	01-17-2017	803	Addn Alt-Comm	800	06-30-2017	100	06-30-2017	Misc. replacement of rooten tri		04-29-2020	GM	04		FR	Field Review
										03-28-2017	SR	02		02	Bldg Permit Completed
										12-17-2014	JR	03		03	Cycl Insp Comp

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	3260	REST/CLUBS M	SPLI	4		1.000	AC 330,000.00	1.00000	C	1.00	CI15	1.800	SITE		0	594,000	594,000
1	3260	REST/CLUBS M	SPLI	4		0.060	AC 39,600.00	7.57575	R	1.00		1.000	EXCS		0	300,001.68	18,000
Total Card Land Units						1.06	AC	Parcel Total Land Area: 1.06				Total Land Value				612,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	B-	Custom Minus			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	01				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3260				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3260	REST/CLUBS M94	100
		0
		0

COST / MARKET VALUATION	
RCN	1,375,664
Year Built	1984
Effective Year Built	1989
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	1,059,300
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	11,000	3.00	1985		32		0.00	10,600
SGN2	DOUBLE SIDE	L	20	39.53	1992		46		0.00	400
SGNP	SIGN POST 6"	L	12	10.66	1992		46		0.00	100
FPL1	Fireplace 1 stor	B	1	5000.00	1991		77		0.00	3,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,282	4,282	4,282	199.29	853,338	
BMT	Basement Area	0	4,174	835	39.87	166,403	
FEP	Enclosed Porch	0	120	42	69.75	8,370	
PTO	Patio	0	1,220	61	9.96	12,156	
TQS	Three Quarter Story	1,490	1,656	1,408	169.44	280,593	
UAT	Attic, Unfinished	0	1,074	269	49.91	53,608	
WDK	Wood Deck	0	120	6	9.96	1,196	
Ttl Gross Liv / Lease Area		5,772	12,646	6,903		1,375,664	

