

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ELLIS, JOHN P & LAURIE J TRS ECA REALTY TRUST 81 PLANT ROAD						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601						COMMERC.	3320	366,100	366,100	
						COM LAND	3320	248,600	248,600	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 10 #DL 2 GIS ID F_984995_2707588				Plan Ref. 394/19 Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total 614,700 614,700				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ELLIS, JOHN P & LAURIE J TRS		20974 0154	05-05-2006	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
ELLIS, JOHN P		9042 0126	02-08-1994	U	I	100	B	2023	3320	366,100	2022	3320	297,500
ELLIS, JOHN P		7054 0213	02-08-1990	U	I	9,997	B		3320	248,600	2021	3320	248,600
NOTEMYER, JOHN M & ELLIS, JOHN P		4496 0016	04-15-1985	Q	I	100,700	U					3320	10,100
LORUSSO, LOUIS PAUL		1355 1092		U		0		Total		614,700	Total		546,100
								Total			Total		545,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	B
CI11		

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	355,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	11,100
Appraised Land Value (Bldg)	248,600
Special Land Value	0
Total Appraised Parcel Value	614,700
Valuation Method	C
Total Appraised Parcel Value	614,700

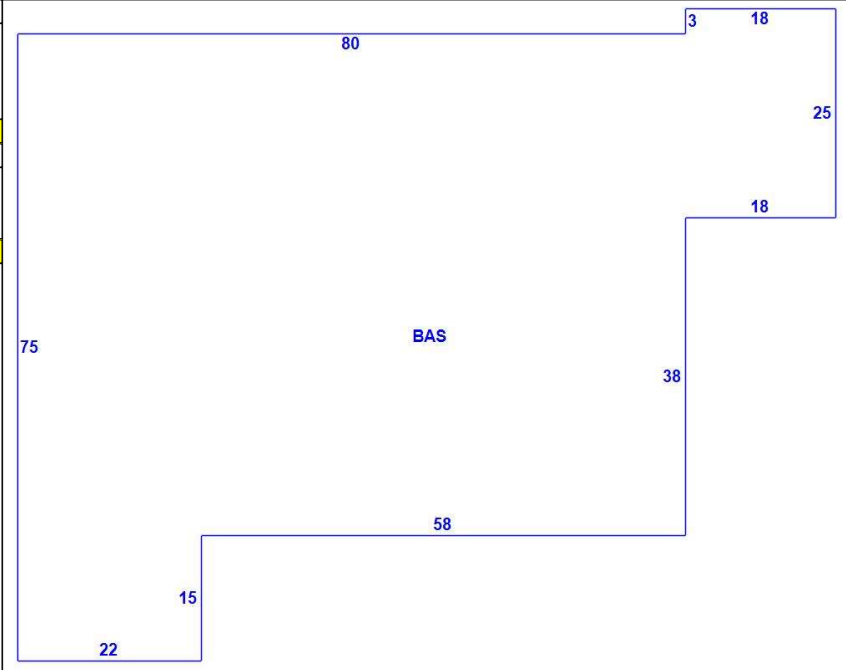
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDC-23-8	01-30-2023	803	Addn Alt-Comm	59,536	04-24-2023	100	06-30-2023	Install new 1 1/4" polysty	04-24-2023	SR	01		02	Bldg Permit Completed
B37547	03-01-1995	AD	Addition	19,500	01-15-1996	100		HY ADD'N	07-16-2021	CK	01		03	Cycl Insp Comp
B28001	06-01-1985	CM	Commercial	120,000		100		HY COMM	04-29-2020	GM	04		FR	Field Review
									12-17-2014	JR	03		03	Cycl Insp Comp
									07-26-2013	JR	03		20	Sale Review
									02-16-2010	TR	22		22	Change of Address
									02-15-1996	GB	02		01	Meas/Est

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	3320	AUTO REPAIR	B	4		0.550 AC	330,000.00	1.24517	C	1.00	CI11	1.100		0	452,001	248,600
Total Card Land Units						0.55 AC	Parcel Total Land Area: 0.55						Total Land Value		248,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	96	Ind/Comm			
Grade	C-	Average Minus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Size Adj Tbl	3320	AUTO REPAIR			
Total Rooms					
Bedrooms	00				
Full Bathrooms	.5				
Bath Split	01	0 Full-1 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	05	STEEL			
Baths/Plumbing	01	LIGHT			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	18.00				
1st Floor Use:	3320				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3320	AUTO REPAIR	100
		0
		0

COST / MARKET VALUATION	
RCN	455,110
Year Built	1985
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	355,000
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	15	39.53	2000		62		0.00	400
SGNP	SIGN POST 6"	L	12	10.66	2000		62		0.00	100
FNC3	FENCE-6' CHAI	L	54	22.04	2000		62		0.00	700
FNG3	GATE, C.L. 6'H	L	1	464.21	2002		66		0.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,580	5,580	5,580	81.56	455,110
Ttl Gross Liv / Lease Area		5,580	5,580	5,580		455,110

