

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
20 INDEPENDENCE LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
1471 IYANNOUGH ROAD								COMMERC.	3250	1,460,700	1,460,700	
HYANNIS MA 02601								COM LAND	3250	1,259,100	1,259,100	
SUPPLEMENTAL DATA												<b>VISION</b>
Alt Prcl ID						Plan Ref. 398/77		Total				
Split Zonin IND;HB;B						Land Ct#		2,719,800				
BID Parcel						#SR		2,719,800				
ResExpt Q						Life Estate						
#DL 1						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_984239_2707554												

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
20 INDEPENDENCE LLC								32826	0228	04-13-2020	Q	I	2,615,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
HYANNIS PARK PLACE LLC								22994	0003	06-20-2008	Q	I	2,094,400	00	2023	3250	1,492,900	2022	3250	1,373,400	2021	3250	1,356,600		
PARK PLACE REALTY LLC								11565	0319	07-13-1998	U	V	550,000	1B		3250	1,259,100		3250	896,400		3250	896,400		
CHIOTELLIS, LAVINIA M TR								7899	0093	03-15-1992	U	V	1	B								3250	46,300		
CHIOTELLIS, PHILIP N								7436	0207	02-15-1991	U	V	17,500	B											
Total														Total		2,752,000		Total		2,269,800		Total		2,299,300	

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			
CI21				HYAN			

NOTES												VISIT / CHANGE HISTORY					
-ROGERS GRAY 6270 SF OFC EXTERNAL STAIRS TO UUS												Date	Id	Type	Is	Cd	Purpost/Result
-BANGKOK THAI 1600 SF REST												11-03-2020	CK	22		22	Change of Address
-SPRINT STORE 1600 SF RETL												04-29-2020	GM	04		FR	Field Review
												07-12-2016	JR	03		02	Bldg Permit Completed
												12-18-2014	JR	03		03	Cycl Insp Comp
												11-04-2011	DR	22		22	Change of Address
												11-17-2010	MK	02		52	New Construction
												08-09-2005	JS	02		02	Bldg Permit Completed
Total Appraised Parcel Value												2,719,800					

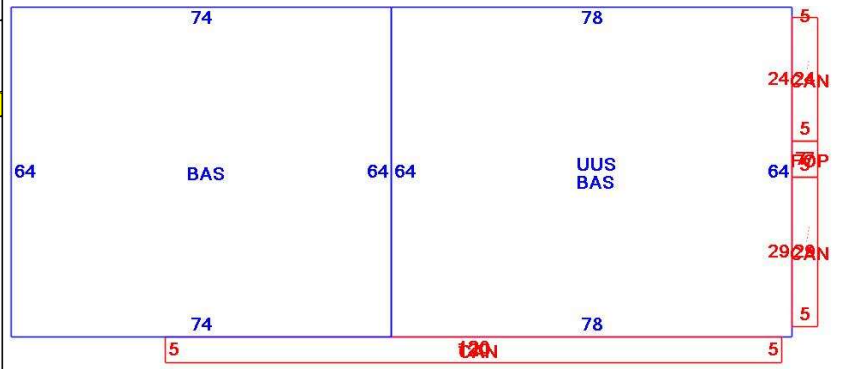
BUILDING PERMIT RECORD												LAND LINE VALUATION SECTION			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
SIGN-21-13	09-16-2021	836	Sign	0		100		4 sq ft sign for great awakenin	11-03-2020	CK	22		22	Change of Address	
SIGN-21-12	09-16-2021	836	Sign	0		100		21"X96" 14 Sq FT	04-29-2020	GM	04		FR	Field Review	
SIGN-21-13	09-15-2021	836	Sign	0		100		PANEL ON FREE STANDING	07-12-2016	JR	03		02	Bldg Permit Completed	
BLDC-21-53	05-06-2021	881	Alt-Int work-Co	20,000		100		modify existing space to acco	12-18-2014	JR	03		03	Cycl Insp Comp	
20-806	03-13-2020	836	Sign	0		100		Rogersgray 39.5 wall sign inter	11-04-2011	DR	22		22	Change of Address	
19-2626	08-14-2019	836	Sign	0		100		1 FREE STANDING 34.47 SQ	11-17-2010	MK	02		52	New Construction	
17-4011	11-16-2017	835	Sid/Wind/Roof/	90,000		0		Remove existing stucco brick v	08-09-2005	JS	02		02	Bldg Permit Completed	

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	3250	OFFC/RETAIL M	SPLI	4		1.500	AC	330,000.00	1.00000	C	1.00	CI21	2.400	SITE	0	792,000	1,188,000
1	3250	OFFC/RETAIL M	SPLI	4		0.700	AC	39,600.00	1.05627	R	1.00	CI21	2.400	EXCS	0	100,389.96	70,300
1	3250	OFFC/RETAIL M	SPLI	4		0.240	AC	2,375.00	2.84722	0	1.00	WTLC	0.480	WETLAND	0	3,245.91	800
Total Card Land Units						2.44	AC	Parcel Total Land Area: 2.44						Total Land Value		1,259,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	1				
Occupancy	3.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	15	Concr/Cinder			
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
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	3250	OFFC/RETAIL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split					
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3250				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3250	OFFC/RETAIL M94	100
		0
		0

COST / MARKET VALUATION	
RCN	1,607,322
Year Built	1999
Effective Year Built	2004
Depreciation Code	G
Remodel Rating	04
Year Remodeled	2017
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	1,414,400
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	20,000	3.00	1999		60		0.00	36,000
SGN2	DOUBLE SIDE	L	48	39.53	2000		62		0.00	1,200
SPO2	SIGN POST ST	L	20	73.02	2000		81		0.00	1,200
LT1	LT POLE W/MH	L	3	4251.00	2000		62		0.00	7,900
SOLP	SolarPV Watt <	L	10,133	1.35	2016		0	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	9,728	9,728	9,728	114.29	1,111,856	
CAN	Canopy	0	865	87	11.50	9,944	
FOP	Open Porch	0	35	5	16.33	571	
UUS	Upper Story, Unfinished	0	4,992	4,243	97.15	484,951	
Ttl Gross Liv / Lease Area		9,728	15,620	14,063		1,607,322	

