

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FRESH POND REALTY TRUST LLC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
1436 ROUTE 132						COMMERC.	3420	2,707,100	2,707,100	
HYANNIS MA 02601						COM LAND	3420	773,200	773,200	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT C #DL 2 GIS ID F_985311_2708277				Plan Ref. 370/1 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FRESH POND REALTY TRUST LLC	27191	0293	03-08-2013	U	V	535,000	1P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CUNNINGHAM, JOHN M TR	10249	0281	06-15-1996	Q	V	260,000	U	2023	3420	2,734,300	2022	3420	2,227,700	2021	3420	2,135,200
LORUSSO, LILA LEE	7148	0191	05-15-1990	U	V	75,000	L		3420	773,200		3420	546,300		3420	546,300
SHIELDS, ROBERT M SR	5632	0091	03-15-1987	U	V	325,000	B								3420	92,500
SHIELDS, ROBERT M JR	4740	0195	10-15-1985	U	V	300,000	B	Total		3,507,500	Total		2,774,000	Total		2,774,000

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI15			HYAN

NOTES										APPRAISED VALUE SUMMARY					
--CAPE COD HEALTHCARE--										This signature acknowledges a visit by a Data Collector or Assessor					
										Appraised Bldg. Value (Card)		2,614,600			
										Appraised Xf (B) Value (Bldg)		0			
										Appraised Ob (B) Value (Bldg)		92,500			
										Appraised Land Value (Bldg)		773,200			
										Special Land Value		0			
										Total Appraised Parcel Value		3,480,300			
										Valuation Method		C			
										Total Appraised Parcel Value		3,480,300			

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
201501832	04-14-2015	CM	Commercial	0	06-30-2015	100	06-30-2015	DROP SPRINKLER BELOW N	04-30-2020	GM	04		FR	Field Review
201501061	03-13-2015	TF	Tenant Fitout	800,000	06-29-2015	100	06-30-2016	OFFICE FITOUT WITH PATIE	07-07-2016	JR	01		02	Bldg Permit Completed
201305057	08-20-2013	CM	Commercial	850,000	06-29-2015	100	06-30-2016	10000SF GROUND UP OFFIC	07-24-2015	JR	01		13	CALLBACK
									10-14-2014	JR	01		05	Measur/New UC Under C

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	3420	PROF/MED/DEN	IND	4		1.250	AC	330,000.00	1.00000	C	1.00	CI15	1.800		0	594,000
1	3420	PROF/MED/DEN		4		0.820	AC	39,600.00	0.94517	R	1.00		1.000		0	37,429.92
Total Card Land Units						2.07	AC	Parcel Total Land Area: 2.07						Total Land Value		773,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	Medical Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	30	Cement Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3420	PROF/MED/DENTL			
Total Rooms	12				
Bedrooms	00				
Full Bathrooms	0				
Bath Split	07	0 Full-7 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3420	PROF/MED/DENTL	100
		0
		0

COST / MARKET VALUATION	
RCN	2,723,516
Year Built	2014
Effective Year Built	2014
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	4
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	96
RCNLD	2,614,600
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SGN2	DOUBLE SIDE	L	48	39.53	2014		90		0.00	1,700
SGNP	SIGN POST 6"	L	24	10.66	2014		90		0.00	200
TRS	Trash Encl-6' w/	L	1	3401.00	2015		92		0.00	3,100
PAV1	PAVING-ASPH	L	23,900	3.00	2015		92		0.00	66,000
PAT1	Patio- Average	L	878	5.89	2015		92		0.00	4,300
LT1	LT POLE W/MH	L	4	4251.00	2015		92		0.00	15,600
CCCB	Concrete Curb	L	135	12.49	2015		92		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	9,890	9,890	9,890	219.74	2,173,275	
FPC	Open Porch Conc. Floor	0	48	7	32.05	1,538	
PTO	Patio	0	32	2	13.73	439	
UAT	Attic, Unfinished	0	9,890	2,473	54.95	543,429	
WDK	Wood Deck	0	432	22	11.19	4,834	
Ttl Gross Liv / Lease Area		9,890	20,292	12,394		2,723,515	

