

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAPE COD COOPERATIVE BANK						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
25 BENJAMIN FRANKLIN WAY						COMMERC.	3410	1,988,200	1,988,200	
HYANNIS MA 02601		<b>SUPPLEMENTAL DATA</b>				COM LAND	3410	628,700	628,700	<b>VISION</b>
		Alt Prcl ID		Plan Ref. 379/82						
		Split Zonin		Land Ct# 33817-B						
		BID Parcel		#SR						
		ResExpt Q		Life Estate						
		#DL 1 PARTS OF LOT 3 & PARCE		PP STATU						
		#DL 2								
		GIS ID F_984251_2709083		Assoc Pid#						
						Total		2,616,900	2,616,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CAPE COD COOPERATIVE BANK		C160	0	01-01-2001	U	V	500,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
EASEMENT		11095	0115	12-03-1997			0		2023	3410	2,008,700	2022	3410	1,945,500	2021	3410	1,830,600
HYANNIS COURT ASSOC LTD		9722	0202	06-15-1995	U	V	125,000	1		3410	628,700		3410	444,700		3410	444,700
ACETO, DENNIS JR TR		6996	0030	12-15-1989	U	V	140,000	1								3410	134,500
MCCAULIFF, ROGER J JR ETA		C102	0	07-15-1985	U	V	350,000	1									
						Total			2,637,400		Total	2,390,200		Total	2,409,800		

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			
CI15				BARNS	Appraised Bldg. Value (Card)	1,639,000	
					Appraised Xf (B) Value (Bldg)	213,600	
					Appraised Ob (B) Value (Bldg)	135,600	
					Appraised Land Value (Bldg)	628,700	

NOTES														
--CO-OPERATIVE BANK OF CAPE COD--														
										Special Land Value	0			
										Total Appraised Parcel Value	2,616,900			
										Valuation Method	C			
										Total Appraised Parcel Value	2,616,900			

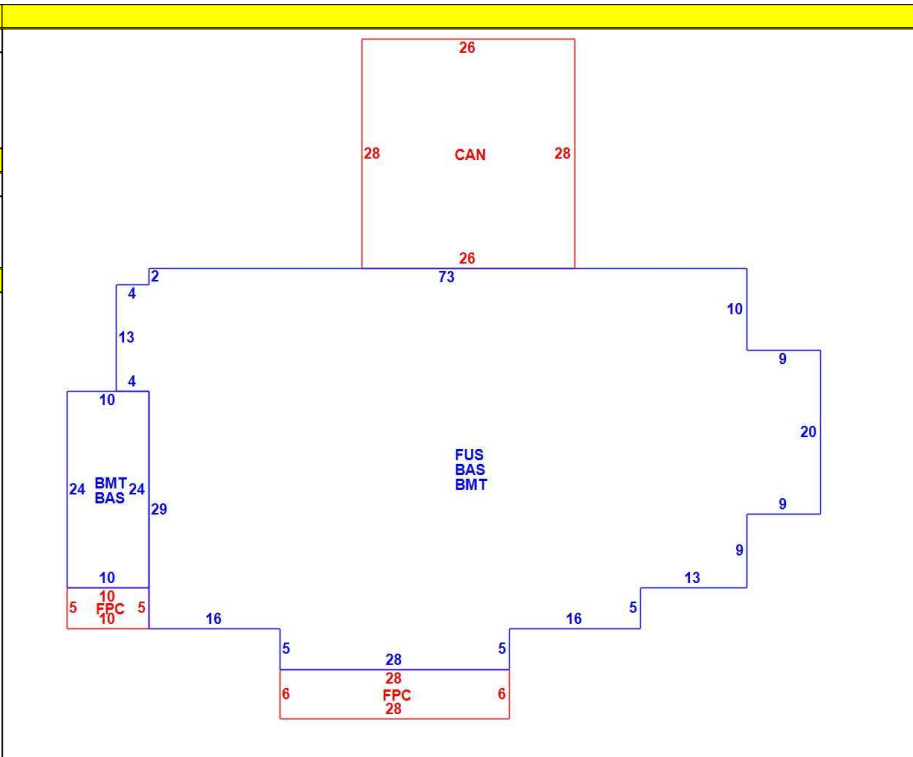
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
SM-21-127	11-22-2021	834	Sheet Metal	25,000		100		Replacing (7) Existing Furnace BANK	12-03-2021	SR	01		03	Cycl Insp Comp	
55166	08-15-2001	CM	Commercial	1,495,000	01-01-2003	100			04-30-2020	GM	04		FR	Field Review	
									09-22-2016	JR	03		16	In Office Review	
									07-20-2011	JR	03		16	In Office Review	
									03-28-2011	TP	03		16	In Office Review	
									04-29-2003	PT	02		01	Meas/Est	
									01-28-2002	GB	02		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	3410	BANK BLDG	IND	1		1.000	AC 330,000.00	1.00000	C	1.00	CI15	1.800	SITE		0	594,000			
1	3410	BANK BLDG	IND	1		0.950	AC 39,600.00	0.92105	R	1.00		1.000	EXCS		0	36,475.56			
						Total Card Land Units	1.95	AC	Parcel Total Land Area: 1.95						Total Land Value	628,700			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	31	Branch Bank			
Model	94	Commercial			
Grade	C	Average			
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	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3410	BANK BLDG			
Total Rooms	8				
Bedrooms	0				
Full Bathrooms	0				
Bath Split	05	0 Full-5 Half			
Rms/Partitions	03	ABOVE 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
3410	BANK BLDG	100
		0
		0

COST / MARKET VALUATION	
RCN	1,821,125
Year Built	2001
Effective Year Built	2006
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	90
RCNLD	1,639,000
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	13,500	3.00	2001		64		0.00	25,900
GEN1	Large Generato	L	1	29300.00	2001		64		0.00	18,800
ATM1	Automatic Teller	L	2	50500.00	2001		64		0.00	64,600
LT1	LT POLE W/MH	L	9	4251.00	2001		64		0.00	24,500
SGN2	DOUBLE SIDE	L	12	39.53	2001		64		0.00	300
SGNP	SIGN POST 6"	L	14	10.66	2001		64		0.00	100
DUW	W/PNEU TUBE	B	2	27489.00	2010		90		0.00	49,500
VLT2	VAULT-GOOD	B	350	263.85	2010		90		0.00	83,100
ELVS	Elevator-Comm	B	3	30000.00	2010		90		0.00	81,000
FGPI	Flagpole-25'	L	1	2229.00	2001		64		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,759	3,759	3,759	228.78	860,001
BMT	Basement Area	0	3,759	752	45.77	172,046
CAN	Canopy	0	728	73	22.94	16,701
FPC	Open Porch Conc. Floor	0	218	33	34.63	7,550
FUS	Upper Story	3,519	3,519	3,343	217.34	764,827
Ttl Gross Liv / Lease Area		7,278	11,983	7,960		1,821,125

