

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.	3400	5,644,500	5,644,500	
HYANNIS MA 02601								COM LAND	3400	979,700	979,700	VISION
SUPPLEMENTAL DATA												
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 23C, 24C & 26A #DL 2 GIS ID F_985214_2712020						Plan Ref. 589/54 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		6,624,200	6,624,200	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CAPE COD COOPERATIVE BANK				21015	0132	05-19-2006	U	V	2,158,149	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAPE COD FOUNDATION INC				21015	0129	05-19-2006	U	V	0	1	2023	3400	5,702,600	2022	3400	5,285,100	2021	3400	5,043,700
LORRUSO, L PAUL TR				11462	0088	05-29-1998	U	V	1	1B		3400	979,700		3400	778,500		3400	778,500
INDEPENDENCE PARK INC				1922	0071	08-23-1973			0						3400			3400	241,400
Total												6,682,300	Total	6,063,600	Total	6,063,600			

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI07			BARNS

NOTES			
-THE CO-OP BANK OF CAPE COD OFFICES-			

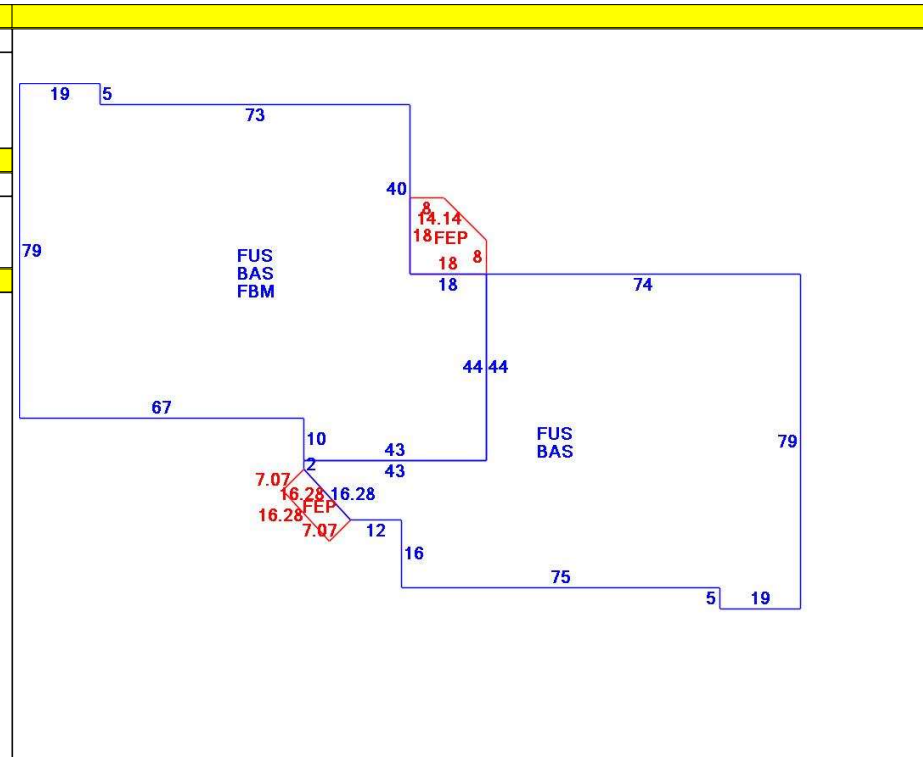
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-1350	06-02-2020	888		363,000		100		DEMO AND INSTALL NEW D	04-30-2020	GM	04		FR	Field Review
20-726	03-25-2020	803	Addn Alt-Comm	8,957,313		100		Complete Demo and Re-Build	10-15-2014	JR	03		16	In Office Review
20-727	03-19-2020	845	Trailer	1		100		This will be the Temporary Con	10-08-2014	NF	03		16	In Office Review
19-147	01-14-2019	836	Sign	0		100		Add new 51 sq internally lit wal	06-10-2009	NF	03		16	In Office Review
16-3459	12-09-2016	881	Alt-Int work-Co	40,000	03-03-2017	100	06-30-2017	INSTALLATION OF TWO DIVI	05-15-2008	JR	03		16	In Office Review
201303341	06-10-2013	CM	Commercial	52,500	06-30-2014	100	06-30-2014	INSTALL 2 NON LOAD BEARI	08-21-2007	JR	01		52	New Construction
201002709	06-03-2010	PVC	Solar PV Comm	68,000	06-30-2011	100	06-30-2011	GROUND MOUNT SOLAR	03-15-2007	EW	03		16	In Office Review

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	3400	OFFICE BLD M9	IND	1		2.750	AC	330,000.00	1.00000	I	1.00	CI07	SITE		297,000	816,800
1	3400	OFFICE BLD M9	IND	1		4.330	AC	39,600.00	1.00000	R	1.00		EXCS		37,620	162,900
Total Card Land Units						7.08	AC	Parcel Total Land Area: 7.08						Total Land Value		979,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	181	Professional Offc			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2	28	Glass/Thermo.			
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
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	3400	OFFICE BLD M94			
Total Rooms	25				
Bedrooms	00				
Full Bathrooms	6				
Bath Split	34	3 Full-4 Half			
Rms/Partitions	04	EXTENSIVE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	05	STEEL			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	13.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3400	OFFICE BLD M94	100
		0
		0

COST / MARKET VALUATION	
RCN	5,659,398
Year Built	2006
Effective Year Built	2010
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	7
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	93
RCNLD	5,263,200
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
SPR1	SPRINKLERS-	B	36,689	4.10	2013		93		0.00	139,900
PAV1	PAVING-ASPH	L	39,000	3.00	2006		74		0.00	86,600
PAV2	PAVING-CONC	L	3,600	6.00	2006		74		0.00	16,000
LP24	Light Pole-24'	L	16	2596.00	2006		74		0.00	30,700
LTHL	Halide Light Flx	L	16	1495.00	2006		74		0.00	17,700
FNC2	Fence-6' Wd	L	37	27.85	2006		74		0.00	800
FNG8	Fence Gate-6'	L	78	16.67	2006		74		0.00	1,000
FGPL	Flagpole-25'	L	1	2229.00	2006		74		0.00	1,600
FNC3	FENCE-6' CHAI	L	2,000	22.04	2006		74		0.00	32,600
FNC7	Chain Link Gate	L	2	810.42	2006		74		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	14,372	14,372	14,372	180.59	2,595,388	
FBM	Fin Bsmnt	3,973	7,945	3,178	72.23	573,904	
FEP	Enclosed Porch	0	389	136	63.14	24,560	
FUS	Upper Story	14,372	14,372	13,653	171.55	2,465,546	
Ttl Gross Liv / Lease Area		32,717	37,078	31,339		5,659,398	



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								2023	3400	5,702,600	2022	3400	5,285,100	2021	3400	5,043,700	
									3400	979,700		3400	778,500		3400	778,500	
															3400	241,400	
								Total		6,682,300	Total		6,063,600	Total		6,063,600	
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															
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						5,263,200	
CI07								BARNs		Appraised Xf (B) Value (Bldg)						139,900	
										Appraised Ob (B) Value (Bldg)						241,400	
										Appraised Land Value (Bldg)						979,700	
										Special Land Value						0	
										Total Appraised Parcel Value						6,624,200	
										Valuation Method						C	
										Total Appraised Parcel Value						6,624,200	
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GEN2	Commercial Ge	L	1	61500.00	2008		78		0.00	48,000
SGN2	DOUBLE SIDE	L	60	39.53	2008		78		0.00	1,900
RFCC	Reinforced Con	L	144	7.25	2009		80		0.00	800
SHD2	Shed w/Elec	L	120	26.00	2009		80		0.00	2,500
SOLP	SolarPV Watt <	L	105,60	1.35	2011		0	C	1.00	0
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										