

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FRASER NURSING HOMES OF HYAN								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA VISION
349 SEA ST								COMMERC.	3041	1,038,000	1,038,000	
HYANNIS MA 02601								COM LAND	3041	259,100	259,100	
SUPPLEMENTAL DATA												
Alt Prcl ID						Plan Ref.						
Split Zonin						Land Ct#						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 LOTS 2 & 3						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_986625_2695968												
									Total	1,297,100	1,297,100	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FRASER NURSING HOMES OF HYANNIS, IN				1200	0474	05-10-1963	U		0	D	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FRASER, DEAN H & VIRGIE ANN				1074	0107	04-08-1960	U		0		2023	3041	1,038,000	2022	3041	946,700	2021	3041	938,700
											3041	259,100		3041	259,100		3041	7,800	
											Total	1,297,100	Total	1,205,800	Total	1,205,600	Total	1,205,600	

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

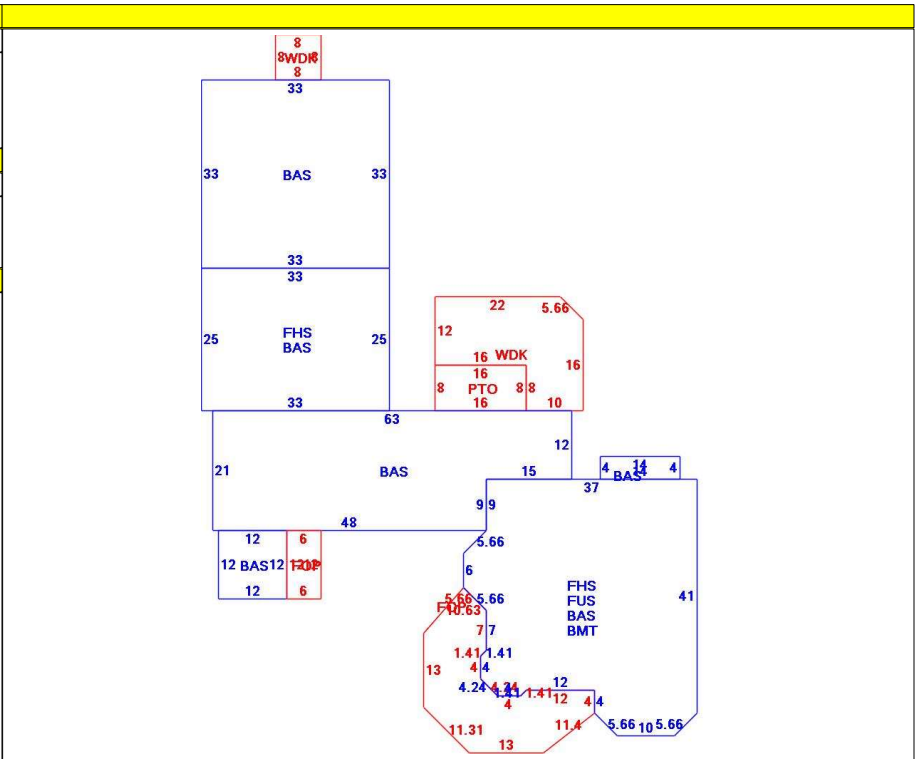
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI09			Batch HYAN

NOTES											
--CAPE WINDS REST HOME--											

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
EXPR-22-1	01-02-2023	835	Sid/Wind/Roof/	21,235		100		INSTALL 33 REPLACEMENT		04-28-2020	GM	04		FR	Field Review
18-4043	12-27-2018	835	Sid/Wind/Roof/	4,000		100		reside		08-23-2017	KM	01		03	Cycl Insp Comp
										12-22-2014	JR	03		03	Cycl Insp Comp

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3041	REST HOME	RB	4		0.860	AC	330,000.00	0.91282	C	1.00	CI09	1.000		0	301,224	259,100
Total Card Land Units						0.86	AC	Parcel Total Land Area: 0.86						Total Land Value		259,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	290	Rest Home			
Model	94	Commercial			
Grade	B	Custom			
Stories	2				
Occupancy	37.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2	14	Carpet			
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	01	None			
Size Adj Tbl	3041	REST HOME			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	53	5 Full-3 Half			
Rms/Partitions	04	EXTENSIVE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3040				
Sewer Occupan					
MIXED USE			Code	Description	Percentage
			3041	REST HOME	100
					0
					0
COST / MARKET VALUATION					
			RCN		1,434,551
			Year Built		1880
			Effective Year Built		1981
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		30
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		70
			RCNLD		1,004,200
			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 Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
FPL2	Fireplace 1.5 st	B	1	6000.00	1981		70		0.00	4,200
PAV1	PAVING-ASPH	L	3,400	3.00	1999		60		0.00	6,100
SPR1	SPRINKLERS-	B	7,580	4.10	1981		70		0.00	21,800
SGN2	DOUBLE SIDE	L	6	39.53	2017		96		0.00	200
SGNP	SIGN POST 6"	L	8	10.66	2017		96		0.00	100
PKBR	Parking Bumper	L	5	52.17	2017		96		0.00	300
SHED	Shed	L	64	18.00	2017		96		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,849	4,849	4,849	168.59	817,504	
BMT	Basement Area	0	1,547	309	33.67	52,095	
FHS	Half Story	1,898	2,372	1,779	126.44	299,926	
FOP	Open Porch	0	491	74	25.41	12,476	
FUS	Upper Story	1,547	1,547	1,470	160.20	247,831	
PTO	Patio	0	128	6	7.90	1,012	
WDK	Wood Deck	0	448	22	8.28	3,709	
Ttl Gross Liv / Lease Area		8,294	11,382	8,509		1,434,553	

