

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
265 EAST MAIN ROAD REALTY LLC & 285 EAST MAIN ROAD REALTY LLC 460 YARMOUTH ROAD								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601								COMMERC. COM LAND	3300 3300	1,930,300 429,000	1,930,300 429,000	
SUPPLEMENTAL DATA												
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 2, UNNUM, #DL 2 DEED DESCRIPTION GIS ID F_986351_2700461						Plan Ref. 67/39,308/100 Land Ct# #SR Life Estate PP STATU Assoc Pid#						
									Total	2,359,300	2,359,300	

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
265 EAST MAIN ROAD REALTY LLC & LESLIE, EDWARD E TR LESLIE, EDWARD E MANDRAVELIS, DAVID MADDOX, SAMUEL & MARY A							29551 11470 6342 5466 1030	0247 0048 0347 0132 0160	03-31-2016 06-01-1998 07-08-1988 12-19-1986 02-13-1959	U U Q U U	I I I I I	3,600,000 1 550,000 0 0	1V 1A U U U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
													2023	3300	1,915,400	2022	3300	1,739,400	2021	3300	1,692,300	
														3300	429,000		3300	357,500		3300	357,500	
																					84,700	
													Total	2,344,400	Total	2,096,900	Total	2,134,500				

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI09			HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,809,900
Appraised Xf (B) Value (Bldg)	35,700
Appraised Ob (B) Value (Bldg)	84,700
Appraised Land Value (Bldg)	429,000
Special Land Value	0
Total Appraised Parcel Value	2,359,300
Valuation Method	C
Total Appraised Parcel Value	2,359,300

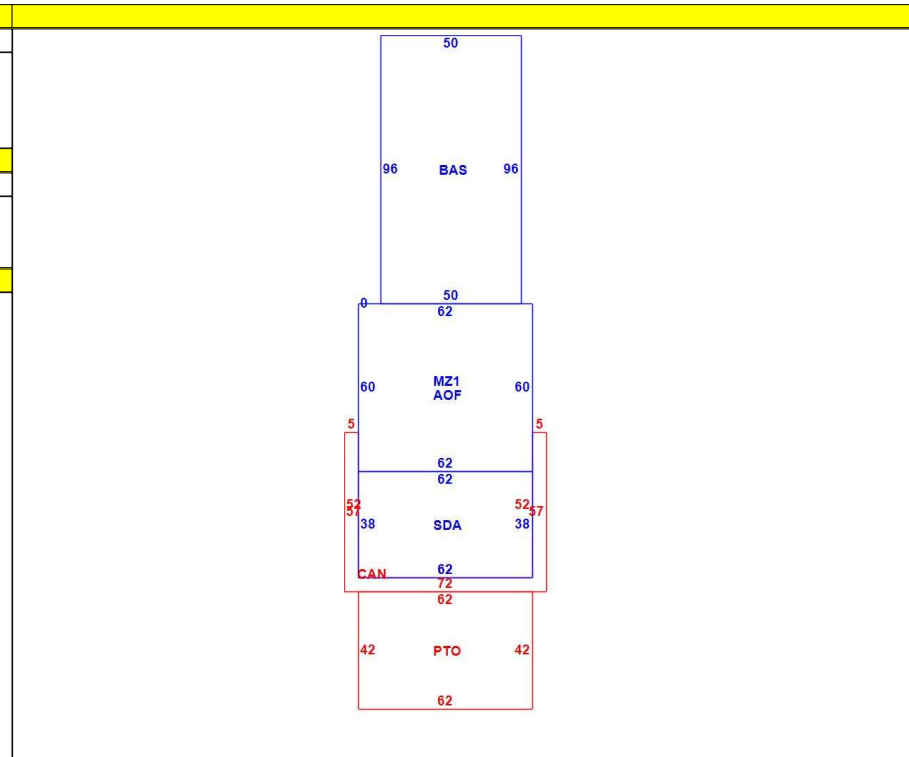
NOTES	
--VOLVO--	*EXTENSIVE REMOD 2013 THRU 2017*

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
BLDC-21-16	07-28-2021	838	Solar Panel-Co	94,605	09-07-2023	100	06-30-2023	111.3 kW / 260 panels	09-07-2023	SR	02		02	Bldg Permit Completed
17-195	02-14-2017	881	Alt-Int work-Co	200,000	06-30-2018	100	06-30-2018	install glass partitions, replace	04-29-2020	GM	04		FR	Field Review
16-2435	09-09-2016	835	Sid/Wind/Roof/	130,000	06-30-2018	100	06-30-2018	REMOVE AND REPLACE RU	08-23-2017	SR	02		03	Cycl Insp Comp
16-2444	08-24-2016	836	Sign	0	06-30-2017	100	06-30-2017	33 sq ft signage Volvo	08-23-2017	SR	02		02	Bldg Permit Completed
201305849	09-09-2013	TF	Tenant Fitout	175,000	06-30-2015	100	06-30-2015	INTER RENO-SUSPENDED C	12-11-2014	JR	03		16	In Office Review
B32351	10-01-1988	NC	New Constructi	500,000	01-15-1989	100	12-31-1989	HY AUTO D						
B32166	08-01-1988	DE	Demolish	0	01-15-1989	100	12-31-1989	HY 2 BLDG						

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	330I	AUTO V S&S M9	DV	4		1.300	AC	330,000.00	1.00000	C	1.00	CI09	1.000	SITE W/035 & 036	0	330,000	429,000

Total Card Land Units						1.30	AC	Parcel Total Land Area: 1.30						Total Land Value		429,000
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	95	Auto Dealer			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	27	Pre-finish Metl			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
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	330I	AUTO V S&S M96			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	04	CEIL & MIN WL			
Common Wall	00	0%			
Wall Height	24.00				
1st Floor Use:	330I				
Sewer Occupan					
			MIXED USE		
			Code	Description	Percentage
			330I	AUTO V S&S M96	100
					0
					0
			COST / MARKET VALUATION		
			RCN		2,080,368
			Year Built	1989	
			Effective Year Built	2002	
			Depreciation Code	VG	
			Remodel Rating	04	
			Year Remodeled	2017	
			Depreciation %	13	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	87	
			RCNLD		1,809,900
			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	30,080	3.00	1989		40		0.00	36,100
FNC4	Fence-Chain Li	L	616	28.39	1989		40	00	1.00	7,000
LT1	LT POLE W/MH	L	6	4251.00	1999		60		0.00	15,300
CCCB	Concrete Curb	L	336	12.49	2017		96		0.00	4,000
RFCC	Reinforced Con	L	1,300	7.25	2017		96		0.00	9,000
FGPL	Flagpole-25'	L	1	2229.00	2017		96		0.00	2,100
SGN3	DBL SIDED W/I	L	50	199.92	2017		96		0.00	9,600
FNC7	Chain Link Gate	L	2	810.42	2017		96		0.00	1,600
SPR1	SPRINKLERS-	B	10,000	4.10			87		0.00	35,700
SOL3	Solar PV Panel	B	260	635.00			0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	3,720	3,720	5,022	194.05	721,869	
BAS	First Floor	4,800	4,800	4,800	143.74	689,958	
CAN	Canopy	0	880	88	14.37	12,649	
MZ1	Mezz Unfin	1,860	3,720	1,488	57.50	213,887	
PTO	Patio	0	2,604	130	7.18	18,686	
SDA	Fin Display Area	2,356	2,356	2,945	179.68	423,318	
Ttl Gross Liv / Lease Area		12,736	18,080	14,473		2,080,367	

