

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WALSH, LEONOR M TRS M & L REALTY TRUST 236 BEARSES WAY HYANNIS MA 02601						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3222	268,700	268,700	
						COM LAND	3222	198,400	198,400	VISION
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_986616_2700573				Plan Ref. 156/51 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		467,100	467,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
81 BASSETT LANE LLC WALSH, LEONOR M TRS WILLIAMS, HAROLD H TR		35996 214	09-22-2023	Q	I	525,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		4317 0034	11-15-1984	Q	I	162,000	U	2023	3222	268,700	2022	3222	258,700	2021	3222	249,700
		1081 0400	06-24-1960	U		0			3222	198,400		3222	198,400		3222	9,000
Total								467,100		Total		457,100		Total		457,100

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											
CI09								HYAN											
NOTES																			
INS OFC +																			
Total Appraised Parcel Value										467,100									

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		
46782	06-14-2000	RE	Remodel	0	01-01-2001	100				04-21-2023	AG	22		22	Change of Address		
										04-18-2023	AG	22		22	Change of Address		
										04-29-2020	GM	04		FR	Field Review		
										03-15-2017	SR	02		14	Cyclical Inspection		
										12-22-2014	JR	03		03	Cycl Insp Comp		
										08-07-2001	GB	02		02	Bldg Permit Completed		

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	3222	COMM BLDG	DV	4		0.320 AC	330,000.00	1.87878	C	1.00	CI09	1.000			0	620,004	198,400		
Total Card Land Units						0.32 AC	Parcel Total Land Area: 0.32						Total Land Value						198,400

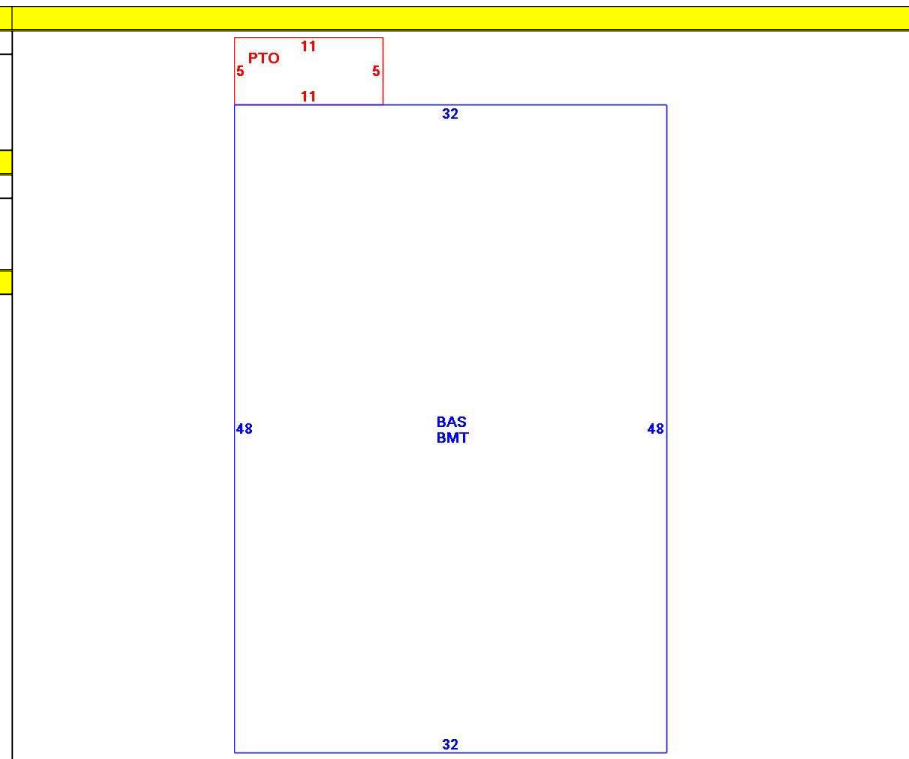
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	94	Commercial			
Grade	D+	Below Average			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	13	T111 Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Size Adj Tbl	3222	COMM BLDG			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
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	8.00				
1st Floor Use:	3400				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3222	COMM BLDG	100
		0
		0

COST / MARKET VALUATION	
RCN	202,186
Year Built	1960
Effective Year Built	1985
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	149,600
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 Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	5,200	3.00	1985		32		0.00	5,000
PATF	Flagstone Pave	L	55	30.00	2017		96		0.00	2,000
SGN2	DOUBLE SIDE	L	24	39.53	2017		96		0.00	900
SGNP	SIGN POST 6"	L	18	10.66	2017		96		0.00	200
PKKG	Gravel Pkg Lot	L	900	1.06	2017		96		0.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,536	1,536	1,536	109.53	168,233	
BMT	Basement Area	0	1,536	307	21.89	33,625	
PTO	Patio	0	55	3	5.97	329	
Ttl Gross Liv / Lease Area		1,536	3,127	1,846		202,187	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WALSH, LEONOR M TRS M & L REALTY TRUST 236 BEARSES WAY						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601						COMMERC.	3222	268,700	268,700	
						COM LAND	3222	198,400	198,400	VISION
SUPPLEMENTAL DATA						Total		467,100	467,100	
Alt Prcl ID		Split Zonin		Plan Ref. 156/51						
BID Parcel		ResExpt Q		Land Ct#						
#DL 1		#DL 2		#SR						
GIS ID		F_986616_2700573		Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
81 BASSETT LANE LLC		35996 214	09-22-2023	Q	I	525,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
WALSH, LEONOR M TRS		4317 0034	11-15-1984	Q	I	162,000	U	2023	3222	268,700	2022	3222	258,700	2021	3222	249,700	
WILLIAMS, HAROLD H TR		1081 0400	06-24-1960	U		0			3222	198,400		3222	198,400		3222	9,000	
Total								467,100		Total		457,100		Total		457,100	

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																

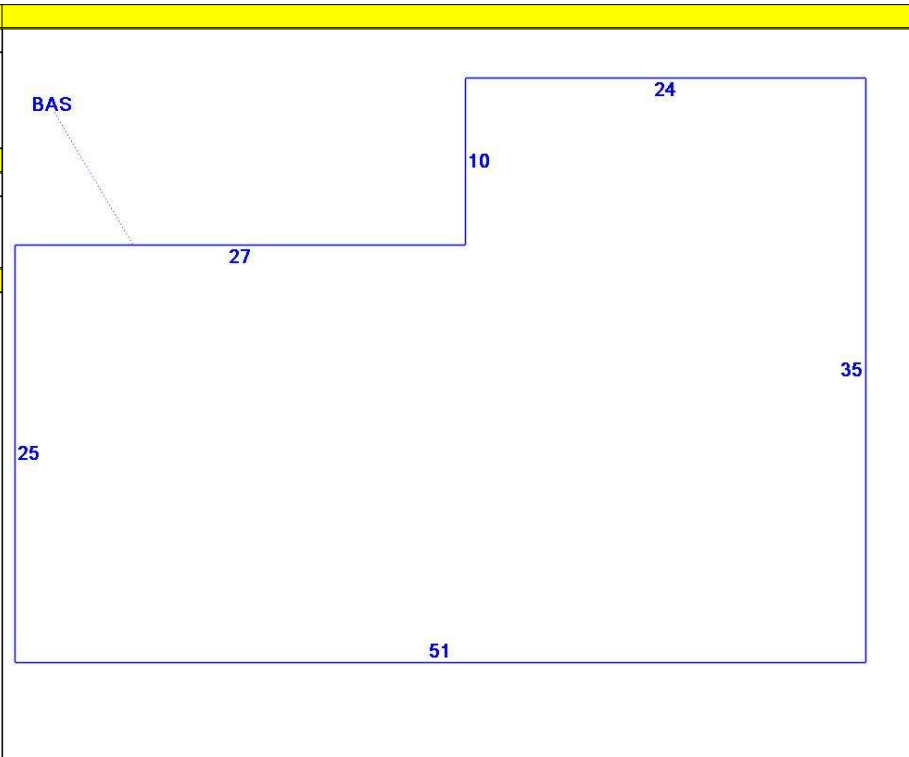
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
CI09				HYAN					

NOTES										APPRAISED VALUE SUMMARY					
NO NAMES										Appraised Bldg. Value (Card)		259,700			
										Appraised Xf (B) Value (Bldg)		0			
										Appraised Ob (B) Value (Bldg)		9,000			
										Appraised Land Value (Bldg)		198,400			
										Special Land Value		0			
										Total Appraised Parcel Value		467,100			
										Valuation Method		C			
										Total Appraised Parcel Value		467,100			

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	

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
2	3222	COMM BLDG	DV	4		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 0.32						Total Land Value		198,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	Comm Bldg			
Model	94	Commercial			
Grade	D+	Below Average			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	19	Brick Veneer			
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					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3222	COMM BLDG			
Total Rooms					
Bedrooms	01				
Full Bathrooms	0				
Bath Split	01	0 Full-1 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	9.00				
1st Floor Use:	340I				
Sewer Occupan					
			MIXED USE		
			Code	Description	Percentage
			3222	COMM BLDG	100
					0
					0
			COST / MARKET VALUATION		
			RCN		148,741
			Year Built		1962
			Effective Year Built		1985
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		26
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		74
			RCNLD		110,100
			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,515	1,515	1,515	98.18	148,741	
Ttl Gross Liv / Lease Area		1,515	1,515	1,515		148,741	

