

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
259 NORTH LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
259 NORTH STREET								COMMERC.	3400	3,068,400	3,068,400	
HYANNIS MA 02601								COM LAND	3400	258,200	258,200	<b>VISION</b>
SUPPLEMENTAL DATA								Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 6 #DL 2 GIS ID F_986459_2700197				Plan Ref. Land Ct# 8094-C #SR Life Estate PP STATU Assoc Pid#				3,326,600				

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
259 NORTH LLC	31446	0329	08-03-2018	U	I			2,800,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
259 NORTH ST LP	C137	0	07-15-1995	U	I			100	B	2023	3400	3,081,300	2022	3400	2,691,300	2021	3400	2,699,000
BORNSTEIN, STUART TR	C124	0	11-15-1991	U	I			420,500	L		3400	258,200		3400	258,200		3400	258,200
SHAWMUT BANK, NA	C122	0	04-15-1991	U	I			500,000	L								3400	24,200
WILLIAMS, ROGER P TR	C1108	0	05-15-1987	Q	V			475,000	U	Total		3,339,500	Total		2,949,500	Total		2,981,400

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI09			HYAN

NOTES			
--WILLIAMS BUILDING CO.--			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	2,962,800		
Appraised Xf (B) Value (Bldg)	81,400		
Appraised Ob (B) Value (Bldg)	24,200		
Appraised Land Value (Bldg)	258,200		
Special Land Value	0		
Total Appraised Parcel Value	3,326,600		
Valuation Method	C		
Total Appraised Parcel Value	3,326,600		

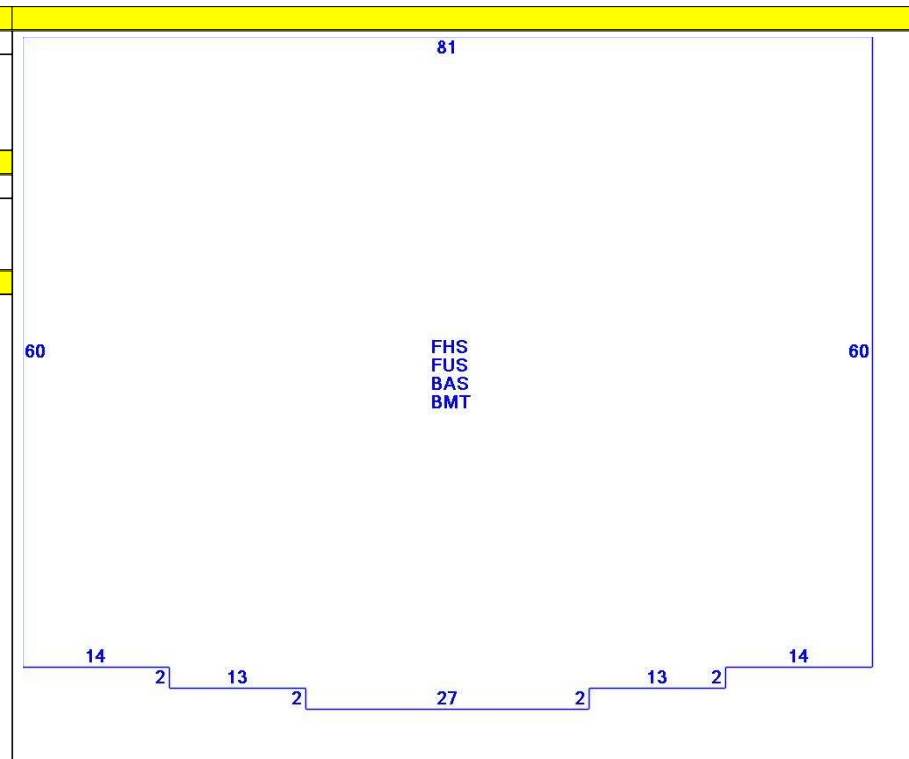
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
SIGN-22-90	08-22-2022	836	Sign	0		100		non-illuminated plate logo and	04-30-2020	GM	04		FR	Field Review
SIGN-22-91	08-18-2022	836	Sign	0		100		Install one front door sign	08-15-2017	KM	02		03	Cycl Insp Comp
BLDC-22-46	04-20-2022	803	Addn Alt-Comm	40,000	06-30-2022	100	06-30-2022	CHANGING OFFICE LAYOUT	05-11-2011	JR	03		17	ATB Review
BLDC-21-20	12-03-2021	881	Alt-Int work-Co	150,000	06-30-2022	100	06-30-2022	Interior tenant improvement w						
18-3063	09-14-2018	835	Sid/Wind/Roof/	43,000	06-30-2019	100	06-30-2019	Remove existing roof on the e						
201205612	09-17-2012	CM	Commercial		06-30-2013	100	06-30-2013	PRE-CODE CERT OF OCCU						
89285	12-23-2005	CM	Commercial	330,000	02-16-2006	100	01-01-2006	1ST FL REMOD						

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	3400	OFFICE BLD M9	DV	4		0.850	AC	330,000.00	0.92062	C	1.00	CI09	1.000		0	303,798	258,200
Total Card Land Units						0.85	AC	Parcel Total Land Area: 0.85						Total Land Value		258,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	B	Custom			
Stories	3				
Occupancy	5.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		2,409,821
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1988
AC Type	03	Central	Effective Year Built		1991
Size Adj Tbl	3400	OFFICE BLD M94	Depreciation Code		A
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		22
Bath Split	00	0 Full-0 Half	Functional Obsol		
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	02	HEAT/AC SPLIT	Trend Factor		1
Frame Type	03	MASONRY	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	05	SUS-CEIL & WL	Percent Good		78
Common Wall	00	0%	RCNLD		1,879,700
Wall Height	10.00		Dep % Ovr		
1st Floor Use:	3400		Dep Ovr Comment		
Sewer Occupan			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	13,000	3.00	1996		54		0.00	21,100
SPR1	SPRINKLERS-	B	16,566	4.10	1994		78		0.00	53,000
SGN2	DOUBLE SIDE	L	25	39.53	2000		62		0.00	600
SGNP	SIGN POST 6"	L	16	10.66	2017		96		0.00	200
RFCC	Reinforced Con	L	289	7.25	2017		96		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,020	5,020	5,020	165.53	830,973	
BMT	Basement Area	0	5,020	1,004	33.11	166,195	
FHS	Half Story	4,016	5,020	3,765	124.15	623,229	
FUS	Upper Story	5,020	5,020	4,769	157.26	789,424	
Ttl Gross Liv / Lease Area		14,056	20,080	14,558		2,409,821	



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HYANNIS MA 02601								COM LAND	3400	258,200	258,200	<b>VISION</b>
SUPPLEMENTAL DATA								Total				
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259 NORTH ST LP	C137	0	07-15-1995	U	I			100	B	2023	3400	3,081,300	2022	3400	2,691,300	2021	3400	2,699,000
BORNSTEIN, STUART TR	C124	0	11-15-1991	U	I			420,500	L		3400	258,200		3400	258,200		3400	258,200
SHAWMUT BANK, NA	C122	0	04-15-1991	U	I			500,000	L								3400	24,200
WILLIAMS, ROGER P TR	C1108	0	05-15-1987	Q	V			475,000	U	Total		3,339,500	Total		2,949,500	Total		2,981,400

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												VISIT / CHANGE HISTORY					
-RESIDENTIAL ESCROW SERVICES -WAS SOCIAL SECURITY  -NATURAL/BRICK-												Date	Id	Type	Is	Cd	Purpost/Result
Total Appraised Parcel Value												3,326,600					

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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
2	3400	OFFICE BLD M9	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: 0.85						Total Land Value		258,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	B-	Custom Minus			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	14	Wood Shingle			
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	RCN		1,244,968
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		2001
AC Type	03	Central	Effective Year Built		2002
Size Adj Tbl	3400	OFFICE BLD M94	Depreciation Code		A
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		13
Bath Split			Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	02	HEAT/AC SPLIT	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	05	SUS-CEIL & WL	Percent Good		87
Common Wall	00	0%	RCNLD		1,083,100
Wall Height	12.00		Dep % Ovr		
1st Floor Use:	3400		Dep Ovr Comment		
Sewer Occupan			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
SPR1	SPRINKLERS-	B	7,972	4.10	2007		87		0.00	28,400
PKBR	Parking Bumper	L	6	52.17	2017		96		0.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,972	7,972	7,972	156.17	1,244,968	
Ttl Gross Liv / Lease Area		7,972	7,972	7,972		1,244,968	

	40
	79
	2
	13
	2
	14
	BAS 198
	2
	13
	2
	79
	40

