

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
THIND, NARINDER SINGH & PARAMJ THIND FAMILY TRUST 140 KILKORE DRIVE  HYANNIS MA 02601							Description	Code	Appraised	Assessed	801  FY2024 BARNSTABLE, MA  <b>VISION</b>
							RESIDNTL	0104	143,325	143,325	
							RES LAND	0104	49,375	49,375	
							COMMERC. COM LAND	031M 031M	429,975 148,125	429,975 148,125	
<b>SUPPLEMENTAL DATA</b>							Total		770,800	770,800	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_987565_2700140					Plan Ref. 84/83 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
THIND, NARINDER SINGH & PARAMJIT KAU MITCHELL, KENNETH & ROBERT			35492	040	11-17-2022	Q	I	900,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
			2653	0137	01-24-1978	U	V	0		2023	0104	143,325	2022	0104	107,200	2021	0104	105,875
										0104	49,375		0104	49,375		0104	49,375	
										031M	429,975		031M	321,600		0104	1,325	
										031M	148,125		031M	148,125		031M	317,625	
										Total	770,800		Total	626,300		Total	626,300	

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			HYAN

NOTES									
--VANILLA & CHOCOLAT GIFT SHOP-- 2 APTS UP * ALL OOC *									

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
201505373	08-26-2015	NR	New Roof	20,000	06-30-2016	100	06-30-2016	RE-ROOF REPLACE WITH E	05-19-2023	LP			20	Sale Review
37191	03-19-1999	RE	Remodel	35,400	01-01-2000	100		FACADE / DOORS / WINDOW	05-06-2020	GM	04		FR	Field Review
B36412	12-01-1993	RE	Remodel	38,000	01-15-1995	100		HY ALTER.	08-17-2017	KM	02		03	Cycl Insp Comp
B35497	11-01-1992	RE	Remodel	40,000	01-15-1995	100		HY ALTER	04-06-2000	GB	01		00	Meas/Listed-Interior Acces

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	031M	MU RET/OFFC	DMS	4		0.200	AC	330,000.00	2.72095	C	1.00	CI11	1.100		0	987,723	197,500
Total Card Land Units						0.20	AC	Parcel Total Land Area: 0.20						Total Land Value		197,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Mixed Use			
Model	94	Commercial			
Grade	C	Average			
Stories	1.75				
Occupancy	3.00				
Exterior Wall 1	14	Wood Shingle			
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	09	Pine/Soft Wood			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	031M	MU RET/OFFC			
Total Rooms					
Bedrooms	02				
Full Bathrooms	3.5				
Bath Split	23	2 Full-3 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	0325				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
031M	MU RET/OFFC	75
0104	Mix Use 2 Fam	25
		0

COST / MARKET VALUATION	
RCN	811,441
Year Built	1920
Effective Year Built	1981
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	568,000
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
FNC7	Chain Link Gate	L	2	810.42	2017		96		0.00	1,600
PAV1	PAVING-ASPH	L	1,300	3.00	2017		96		0.00	3,700
FNG8	Fence Gate-6'	L	1	16.67	2017		96		0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,424	3,424	3,424	147.35	504,517	
BMT	Basement Area	0	3,424	685	29.48	100,933	
FPC	Open Porch Conc. Floor	0	100	15	22.10	2,210	
TQS	Three Quarter Story	1,409	1,565	1,330	125.22	195,972	
WDK	Wood Deck	0	1,050	53	7.44	7,809	
Ttl Gross Liv / Lease Area		4,833	9,563	5,507		811,441	

