

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ADALIS, KATHY TR HYANNIS MAIN ST REALTY TRUST 26 PINE GROVE AVENUE HYANNIS MA 02601						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3260	430,100	430,100	
						COM LAND	3260	202,100	202,100	<b>VISION</b>
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_987400_2700019				Plan Ref. 70/49 Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total		632,200	632,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ADALIS, KATHY TR		26456	0169	06-28-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ADALIS, THEODOROS		16208	0124	01-08-2003	Q	I	325,000	00	2023	3260	430,100	2022	3260	331,000	2021	3260	329,600
LANG, AUDREY C ET AL TRS		9658	0337	05-15-1995	U	I	255,000	1B		3260	202,100		3260	202,100		3260	202,100
VALERIO, M & BOROWKO, J TRS		1403	0575	06-10-1968	U		0									3260	400
									Total		632,200	Total		533,100	Total		532,100

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						
CI11						HYAN						
NOTES								Appraised Bldg. Value (Card)				429,700
--THE EGG AND I--								Appraised Xf (B) Value (Bldg)				0
								Appraised Ob (B) Value (Bldg)				400
								Appraised Land Value (Bldg)				202,100
								Special Land Value				0
								Total Appraised Parcel Value				632,200
								Valuation Method				C
								Total Appraised Parcel Value				632,200

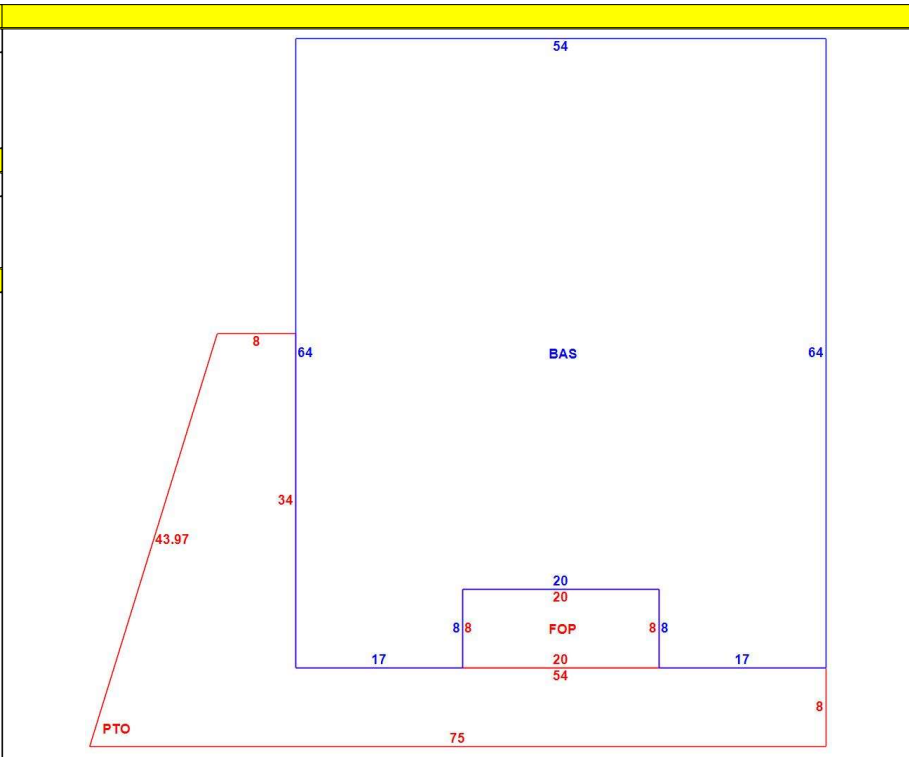
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
69933	07-03-2003	RE	Remodel		08-24-2004	100	01-01-2005	USE CHANGE	07-03-2021	CK	01		03	Cycl Insp Comp	
B36605	04-01-1994	NR	New Roof	13,000	01-15-1995	100		HY REROOF	04-29-2020	GM	04		FR	Field Review	
B35341	09-01-1992	RE	Remodel	20,000		100		HY REMOD'	04-14-2015	AL	22		22	Change of Address	
									06-10-2011	JR	01		03	Cycl Insp Comp	
									08-24-2004	PT	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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	3260	REST/CLUBS M	DMS	4		0.220	AC	330,000.00	2.53099	C	1.00	CI11	1.100		0	918,753	202,100	
Total Card Land Units						0.22	AC	Parcel Total Land Area: 0.22					Total Land Value					202,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	16	Stucco on Wood			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3251				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3260	REST/CLUBS M94	100
		0
		0

COST / MARKET VALUATION	
RCN	613,906
Year Built	1910
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	429,700
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
SGN2	DOUBLE SIDE	L	15	39.53	2000		62		0.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,296	3,296	3,296	182.06	600,070	
FOP	Open Porch	0	160	24	27.31	4,369	
PTO	Patio	0	1,041	52	9.09	9,467	
Ttl Gross Liv / Lease Area		3,296	4,497	3,372		613,906	

