

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
APCON REALTY LLC								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
4830 FALMOUTH ROAD								COMMERC.	3270	105,100	105,100	
COTUIT MA 02635												
SUPPLEMENTAL DATA												
Alt Prcl ID						Plan Ref. 442/55-59						
Split Zonin						Land Ct#						
BID Parcel YES						#SR						
ResExpt Q						Life Estate						
#DL 1 UNIT D12						PP STATU						
#DL 2 BLDG D												
GIS ID F_987073_2699707						Assoc Pid#						
									Total	105,100	105,100	

**VISION**

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
APCON REALTY LLC							35426	293	10-17-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SANTOS, MICHAEL							21061	0221	06-02-2006	U	I	1	1A	2023	3270	105,100	2022	3270	97,800	2021	3270	99,900
MONTEIRO, KAREN DUARTE							19758	0100	04-26-2005	Q	I	195,000	00								3270	400
PASCHOAL, LUIZA F							19416	0228	01-06-2005	U	I	155,000	1									
HULTEN, MARC R & LAURIE							17311	0002	07-22-2003	Q	I	130,000	00									
									Total		105,100		Total		97,800	Total		100,300				

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			
0003				HYAN			

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	104,700		
												Appraised Xf (B) Value (Bldg)	0		
												Appraised Ob (B) Value (Bldg)	400		
												Appraised Land Value (Bldg)	0		
												Special Land Value	0		
												Total Appraised Parcel Value	105,100		
												Valuation Method	C		
												Total Appraised Parcel Value	105,100		

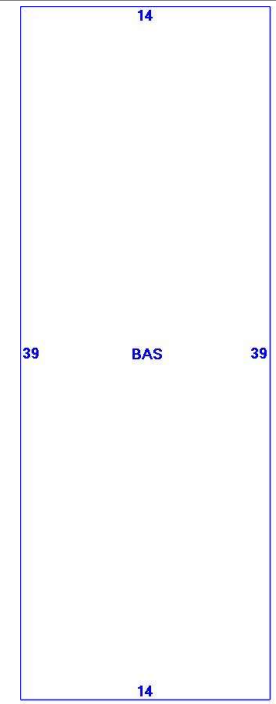
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
200701695	04-05-2007	CM	Commercial	35,000		100	06-30-2008	YOGURT STAND	04-29-2020	GM	04		FR	Field Review
									09-10-2019	SR	02		03	Cycl Insp Comp
									10-10-2013	JR	03		16	In Office Review
									11-10-2008	JG	03		16	In Office Review
									01-23-2006	PT	02		01	Meas/Est
									08-23-2005	GB			03	Cycl Insp Comp

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	3270	RETAIL CONDO	DMS	4		0 SF	0.00	1.00000	5	1.00	0003	1.000		0.0000	0	0		
Total Card Land Units						0	SF	Parcel Total Land Area						0.00	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	110	Restaurant Condo			
Model	06	Com Condo			
Bedrm Func	C	Average			
Stories	1	1 Story			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	00				
Full Baths	0				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	1	1 Room			
Bath Style					
Kitchen Style					
Master Deed L	545				
Bath Split	00	0 Full-0 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					

CONDO DATA			
Parcel Id	104199	C 0035	Ownr  6.0
	HYANNIS OAKS	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit	110	110	110

COST / MARKET VALUATION	
Building Value New	134,168
Year Built	1987
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
Cns Sect Rcnd	104,700
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	% Gd	Grade	Grade Adj.	Appr. Value
SGN2	DOUBLE SID	L	9	39.53	2018		98		0.00	300
SGNP	SIGN POST 6"	L	12	10.66	2018		98		0.00	100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	546	546	546	245.72	134,163
Ttl Gross Liv / Lease Area		546	546	546		134,163

