

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MANOOG, JOHN C III TR JCM REALTY TRUST 450 SOUTH ST						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
						COMMERC.	3400	629,700	629,700		
						COM LAND	3400	351,600	351,600	<b>VISION</b>	
SUPPLEMENTAL DATA											
HYANNIS MA 02601			Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_986776_2699232		Plan Ref. Land Ct# 15010-B #SR Life Estate PP STATU Assoc Pid#						
						Total		981,300	981,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MANOOG, JOHN C III TR		C173 0	07-02-2004	Q	I	475,000	00	Year	Code	Assessed	Year	Code	Assessed
FIDELITY FINANCIAL, INC		C166 0	09-04-2002	Q	I	475,000	00	2023	3400	629,700	2022	3400	537,300
CAPE BANK		C109 0	12-15-1986	Q	I	550,000	00		3400	351,600		3400	293,000
GLYNN, THEODORE A JR TR		C101 0	04-15-1985	Q	I	230,000	00					3400	24,400
SHELL OIL CO		C296 0	12-27-1962	U		0		Total		981,300	Total		830,300
								Total		981,300	Total		836,500

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

ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name
CI13	HYAN

NOTES	
--MANOOG LAW OFFICES--(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
20063574	10-24-2006	AD	Addition	150,000	08-08-2007	100	06-30-2007	COMPLETE	04-30-2020	GM	04		FR	Field Review
71606	09-18-2003	NR	New Roof	6,000	11-26-2003	100	01-01-2004	ALTERATIONS	08-17-2017	SR	02		03	Cycl Insp Comp
70476	07-30-2003	RE	Remodel	20,000	08-24-2004	100	01-01-2005		12-22-2014	JR	03		03	Cycl Insp Comp
323324	07-23-1998	NS	New Siding	10,000	01-01-1999	100		HYAC	08-22-2007	JR	01		04	Permit/Hold as NewGrth
B28265	07-01-1985	CM	Commercial	75,000		100			08-24-2004	PT	02		02	Bldg Permit Completed
									11-26-2003	MF	04		44	Drive by inspection only
									04-29-2003	PT	02		01	Meas/Est

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	3400	OFFICE BLD M9	DMS	4		0.620 AC	330,000.00	1.14565	C	1.00	CI13	1.500		0	567,105	351,600
Total Card Land Units						0.62 AC	Parcel Total Land Area: 0.62						Total Land Value		351,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl 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	12	Hardwood	RCN		729,240
Interior Floor 2	21	Brick Floor			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1966
AC Type	03	Central	Effective Year Built		1997
Size Adj Tbl	3400	OFFICE BLD M94	Depreciation Code		VG
Total Rooms	12		Remodel Rating		04
Bedrooms	00		Year Remodeled		2006
Full Bathrooms	2		Depreciation %		17
Bath Split	02	0 Full-2 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	05	SUS-CEIL & WL	Percent Good		83
Common Wall	00	0%	RCNLD		605,300
Wall Height	10.00		Dep % Ovr		
1st Floor Use:	3410		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	22,000	3.00	1985		32		0.00	21,100
LTHL	Halide Light Flx	L	1	1495.00	2017		96		0.00	1,400
SGN1	SIGN-1 SD W/	L	10	30.60	2017		96		0.00	300
SPO2	SIGN POST ST	L	4	73.02	2017		96		0.00	300
PKBR	Parking Bumper	L	25	52.17	2017		96		0.00	1,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,215	3,215	3,215	188.68	606,600
BMT	Basement Area	0	560	112	37.74	21,132
FPC	Open Porch Conc. Floor	0	42	6	26.95	1,132
FUS	Upper Story	560	560	532	179.24	100,377
Ttl Gross Liv / Lease Area		3,775	4,377	3,865		729,241

