

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
POTTER AVENUE REALTY LLC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
PO BOX 301						COMMERC.	3400	469,500	469,500	
WEST HYANNIS MA 02672						COM LAND	3400	118,400	118,400	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 18 #DL 2 GIS ID F_985914_2698906				Plan Ref. Land Ct# 9638-A (SH 2) #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)								
POTTER AVENUE REALTY LLC	C2119	0	01-20-2017	Q	I	482,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GEORGE, THOMAS N & ALICE M TRS	C185	0	02-14-2008	Q	I	480,000	00	2023	3400	469,500	2022	3400	403,300	2021	3400	395,700
POTTER AVENUE LLC	C172	0	05-07-2004	U	I	1	1B		3400	118,400		3400	131,600		3400	131,600
ROWLAND, GEORGE B	C151	0	01-21-1999	U	I	36,000	1B								3400	2,300
MARKARIAN, CHARLES J	C1149	0	07-29-1988	U	I	230,000	N	Total		587,900	Total		534,900	Total		529,600

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CI05				HYAN

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										464,400			
Appraised Xf (B) Value (Bldg)										2,800			
Appraised Ob (B) Value (Bldg)										2,300			
Appraised Land Value (Bldg)										118,400			
Special Land Value										0			
Total Appraised Parcel Value										587,900			
Valuation Method										C			
Total Appraised Parcel Value										587,900			

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
201001579	04-08-2010	CO	CO ISSUED		06-30-2010	100	06-30-2010	PRECODE CO - SECURE NE	07-03-2021	CK	02		03	Cycl Insp Comp
41935	10-25-1999	CM	Commercial	285,000	01-01-2000	100		OFFICE	04-30-2020	GM	04		FR	Field Review
B33089	07-01-1989	CM	Commercial	30,000	01-15-1992	100		HY VOID	09-28-2017	MD	22		22	Change of Address
B32152	08-01-1988	DE	Demolish	0	12-15-1988	100		HY DWELL.	06-12-2017	TR	22		22	Change of Address
									07-20-2015	TP	03		16	In Office Review
									12-20-2011	JR	03		16	In Office Review
									04-24-2008	DR	03		16	In Office Review

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	RB	4		0.180	AC	330,000.00	2.95314	C	1.00	CI05	0.675		0	657,822	118,400
Total Card Land Units						0.18	AC	Parcel Total Land Area: 0.18						Total Land Value		118,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	1.5				
Occupancy	2.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	14	Wood Shingle			
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			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3400	OFFICE BLD M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3400				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3400	OFFICE BLD M94	100
		0
		0

COST / MARKET VALUATION		
RCN		533,810
Year Built		2000
Effective Year Built		2002
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		13
Functional Obsol		
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		87
RCNLD		464,400
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
PAV1	PAVING-ASPH	L	1,250	3.00	2000		62		0.00	2,300
BGR2	2 Stall Bmt Gar	B	1	3244.00	2006		87		0.00	2,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,776	1,776	1,776	146.37	259,952	
BMT	Basement Area	0	1,776	355	29.26	51,961	
FOP	Open Porch	0	24	4	24.39	585	
TQS	Three Quarter Story	1,598	1,776	1,510	124.45	221,018	
WDK	Wood Deck	0	30	2	9.76	293	
Ttl Gross Liv / Lease Area		3,374	5,382	3,647		533,809	

