

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BORSATTO, KELLY A TR 525 SOUTH REALTY TRUST 680 MAIN STREET							Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA  <b>VISION</b>
							RESIDNTL	0111	911,495	911,495	
HYANNIS MA 02601						<b>SUPPLEMENTAL DATA</b>					
						RES LAND	0111	116,740	116,740		
Alt Prcl ID Split Zonin Bid Parcel YES ResExpt Q #DL 1 LOTS 23 & 19A #DL 2 GIS ID F_986131_2699023						Plan Ref. Land Ct# 9638-J & B #SR Life Estate PP STATU Assoc Pid#	COMMERC. COM LAND	031M 031M	490,805 62,860	490,805 62,860	
						Total		1,581,900	1,581,900		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
525 SOUTH STREET COMMUNITY LLC	D147	0	01-09-2023	Q	I	1,750,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BORSATTO, KELLY A TR	C199	0	12-27-2012	Q	I	1,000,000	00	2023	0111	911,495	2022	0111	697,775	2021	0111	697,645
DUMONT, DAVID S TR	D1112	0	05-05-2009	U	I	970,000	1		0111	116,740		0111	116,740		0111	116,740
SOUTH MIX LLC	C180	0	08-01-2006	U	I	1	1A		031M	490,805		031M	375,725		0111	7,475
PACHECO, SHANE M	C163	0	11-15-2001	U	I	155,000	1		031M	62,860		031M	62,860		031M	375,655
Total								Total		1,581,900	Total		1,253,100	Total		1,264,400

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			
Nbhd	Nbhd Name	B	Tracing
CI09			HYAN

NOTES										APPRAISED VALUE SUMMARY							
NAIL SALON + 3 DOWN 4 APTS UP										Appraised Bldg. Value (Card)							1,336,500
										Appraised Xf (B) Value (Bldg)							54,300
										Appraised Ob (B) Value (Bldg)							11,500
										Appraised Land Value (Bldg)							179,600
										Special Land Value							0
										Total Appraised Parcel Value							1,581,900
										Valuation Method							C
										Total Appraised Parcel Value							1,581,900

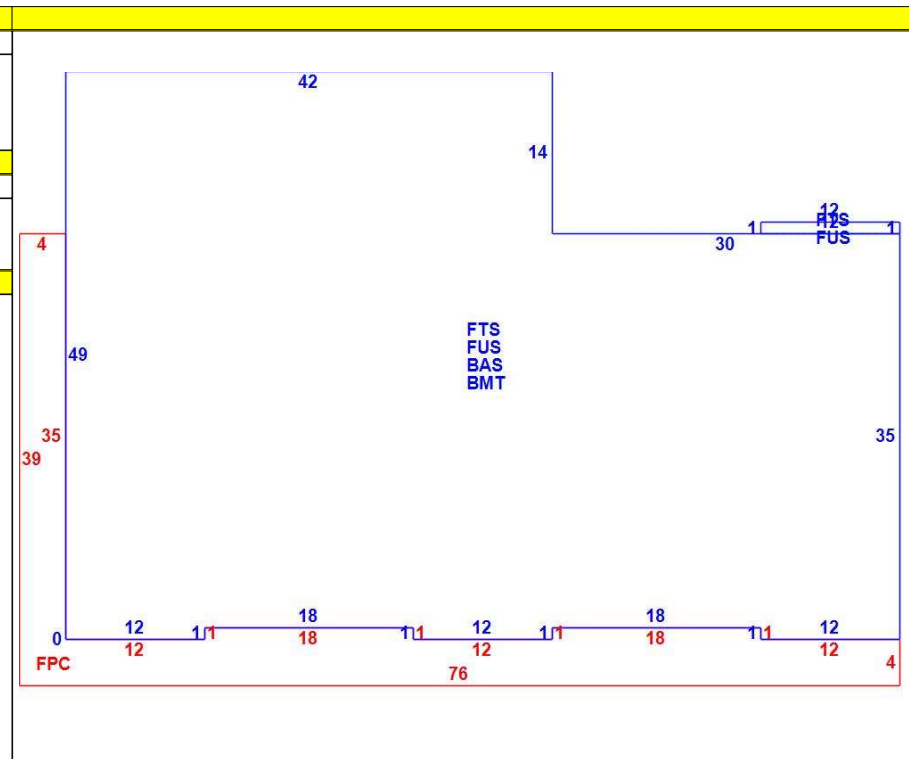
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
201400860	02-12-2014	CM	Commercial	0	06-30-2014	100	06-30-2014	PRECODE-NO CONSTR-CHE		05-06-2020	GM	04		FR	Field Review
200708075	12-19-2008	CM	Commercial		06-30-2009	100	06-30-2009	TENANT FIT OUT		01-04-2019	SR	02		03	Cycl Insp Comp
200708038	12-19-2007	CM	Commercial		06-30-2008	100	06-30-2008	TENANT FIT OUT, HAIR SAL		01-20-2010	TP	03		16	In Office Review
83691	04-26-2005	CM	Commercial	649,900	08-09-2007	100	06-30-2008	CALL BACK		06-10-2009	DR	03		16	In Office Review
79714	10-05-2004	NC	New Constructi	15,000	08-11-2005	100	01-01-2005			01-23-2009	JR	03		16	In Office Review
										08-19-2008	JG	03		16	In Office Review
										05-15-2008	JR	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	031M	MU RET/OFFC	DMS	4		0.200	AC	330,000.00	2.72095	C	1.00	CI09	1.000		0	897,930	179,600
Total Card Land Units						0.20	AC	Parcel Total Land Area: 0.20					Total Land Value		179,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Mixed Use			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	3				
Occupancy	8.00				
Exterior Wall 1	11	Clapboard			
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	13	Parquet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	031M	MU RET/OFFC			
Total Rooms	17				
Bedrooms	4				
Full Bathrooms	4				
Bath Split	42	4 Full-2 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
031M	MU RET/OFFC	35
0111	APTS 4-8 RES TYP	65
		0

COST / MARKET VALUATION		
RCN		1,437,083
Year Built		2005
Effective Year Built		2010
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		7
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		93
RCNLD		1,336,500
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV2	PAVING-CONC	L	600	6.00	2005		72		0.00	2,600
PAV1	PAVING-ASPH	L	3,000	3.00	2005		72		0.00	6,500
ELV1	Elevator-Res-S	B	1	33159.00	2012		93		0.00	30,800
TRS	Trash Encl-6' w/	L	1	3401.00	2005		72		0.00	2,400
SPR1	SPRINKLERS-	B	6,156	4.10	2012		93		0.00	23,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,072	3,072	3,072	149.42	459,006	
BMT	Basement Area	0	3,072	614	29.86	91,741	
FPC	Open Porch Conc. Floor	0	480	72	22.41	10,758	
FTS	Finished Third Story	3,084	3,084	2,930	141.95	437,789	
FUS	Upper Story	3,084	3,084	2,930	141.95	437,789	
Ttl Gross Liv / Lease Area		9,240	12,792	9,618		1,437,083	

