

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ALFA GROUP LLC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
50 SEA STREET						COMMERC.	3260	275,700	275,700	
HYANNIS MA 02601						COM LAND	3260	209,000	209,000	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_986766_2699020				Plan Ref. Land Ct# #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)								
ALFA GROUP LLC	31319	0322	06-06-2018	U	I	366,500	T	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COLUMBO, MELISSA A & ALDEN, PHILLIP T	22356	0082	09-24-2007	U	I	1	1A	2023	3260	275,700	2022	3260	215,400	2021	3260	201,400
COLOMBO, DAVID L TR	10937	0026	09-05-1997	U	I	82,500	1L		3260	209,000		3260	209,000		3260	209,000
SARAGONI, URANO	3713	0189	04-15-1983	Q	I	160,000	U								3260	14,100
SALTOURIDES, KONSTANTINOS & LAZARO	2928	0082	06-15-1979	Q	I	120,000	U	Total		484,700	Total		424,400	Total		424,500

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

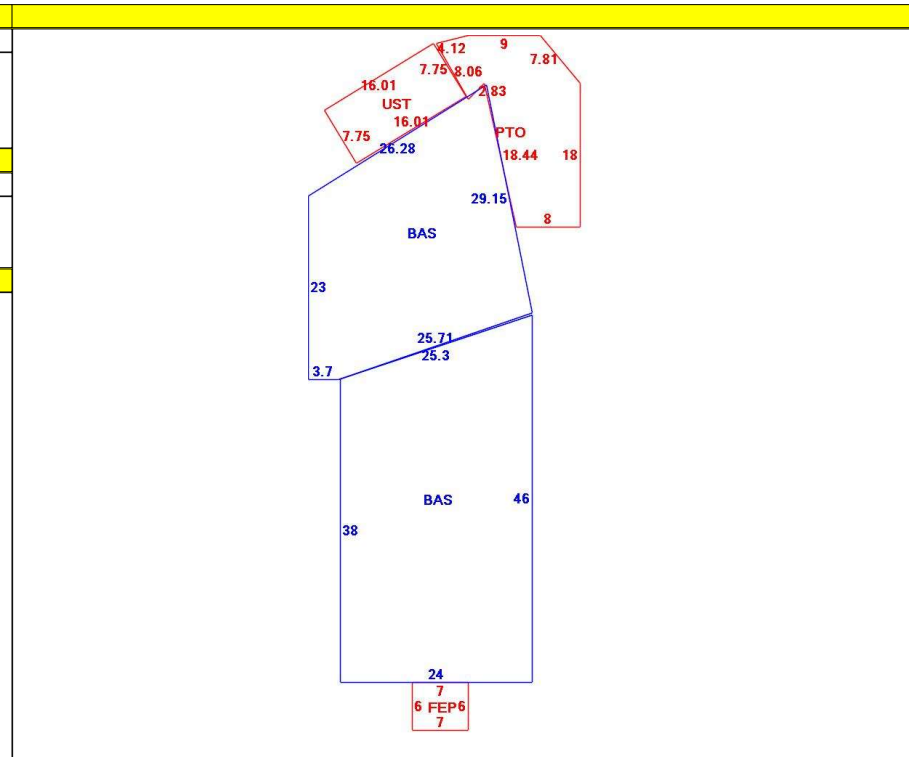
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			HYAN

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										261,600	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										14,100	
Appraised Land Value (Bldg)										209,000	
Special Land Value										0	
Total Appraised Parcel Value										484,700	
Valuation Method										C	
Total Appraised Parcel Value										484,700	

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
201002019	04-30-2010	CO	CO ISSUED		02-22-2011	100	06-30-2011	PERMIT TO OCCUPY SEA ST	04-29-2020	GM	04		FR	Field Review
200800224	01-22-2008	CM	Commercial	10,000	06-30-2008	100	06-30-2008		10-11-2018	SR	01		03	Cycl Insp Comp
28160	01-06-1998	RE	Remodel	10,000	01-01-1999	100	01-01-1999		12-24-2014	JR	03		03	Cycl Insp Comp
									11-10-2010	MK	01		52	New Construction
									04-07-1999	GB	01		00	Meas/Listed-Interior Acces

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		0.250	AC	330,000.00	2.30303	C	1.00	CI11	1.100	CORNER	0	835,989	209,000
Total Card Land Units						0.25	AC	Parcel Total Land Area: 0.25						Total Land Value		209,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	C-	Average Minus			
Stories	1				
Occupancy	0.00				
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	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
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	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3260				
Sewer Occupan					
MIXED USE					
			Code	Description	Percentage
			3260	REST/CLUBS M94	100
					0
					0
COST / MARKET VALUATION					
			RCN		344,258
			Year Built		1950
			Effective Year Built		1988
			Depreciation Code		G
			Remodel Rating		03
			Year Remodeled		2008
			Depreciation %		24
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		76
			RCNLD		261,600
			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
PAV1	PAVING-ASPH	L	8,000	3.00	1985		32		0.00	7,700
PAT1	Patio- Average	L	267	5.89	2017		96		0.00	1,600
TRS	Trash Encl-6' w/	L	1	3401.00	2017		96		0.00	3,300
FNC3	FENCE-6' CHAI	L	34	22.04	2017		96		0.00	700
PKBR	Parking Bumper	L	16	52.17	2017		96		0.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,704	1,704	1,704	197.40	336,362	
FEP	Enclosed Porch	0	42	15	70.50	2,961	
PTO	Patio	0	267	13	9.61	2,566	
UST	Utility Enclosure	0	124	12	19.10	2,369	
Ttl Gross Liv / Lease Area		1,704	2,137	1,744		344,258	

