

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CIH HOLDINGS LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
14 MAIN STREET								COMMERC.	323N	1,258,000	1,258,000		
HYANNIS MA 02601								COM LAND	323N	248,600	248,600		
SUPPLEMENTAL DATA								Total				1,506,600	1,506,600
Alt Prcl ID				Split Zonin		Plan Ref.							
#DL 1 LOT 1 & UN				#DL 2		Land Ct# 14276-B, 16371-A							
GIS ID F_988165_2700824				Assoc Pid#									

VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CIH HOLDINGS LLC				C216	0	07-19-2018	U	I	2,000,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DUMONT, DAVID S TR				C155	0	12-13-1999	Q	I	475,000	00	2023	323N	1,258,000	2022	323N	1,149,300	2021	323N	1,135,100
SELENKOW, DOLORES S TR				#D711	0	12-10-1997	U	I	1	1A		323N	248,600		323N	248,600		323N	248,600
SELENKOW, DOLORES S TR				C146	0	12-10-1997	U	I	1	1A								323N	14,200
SPIRO, THOMAS & SELENKOW, DOLORES				C105	0	04-03-1986	U	I	1	A									
Total											1,506,600		Total	1,397,900		Total	1,397,900		

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,243,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	14,200
Appraised Land Value (Bldg)	248,600
Special Land Value	0
Total Appraised Parcel Value	1,506,600
Valuation Method	C
Total Appraised Parcel Value	1,506,600

NOTES									
-COMMON GROUND CAFE									
-SANDWICH SHOP									
-YELLOW DELI									
- 2 OTHERS (1 VAC UNIT) 5/20									

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
17-3854	11-06-2017	836	Sign	0		100		ONE WALL SIGN 2'X3' AND O		04-29-2020	GM	04		FR	Field Review
2016-0012	01-04-2016	834	Sheet Metal	1,600	06-30-2016	100	06-30-2016	INSTALLATION OF HOOD VE		10-17-2018	SR	01		03	Cycl Insp Comp
201506041	09-16-2015	SG	Sign	0		100		2 SIGNS HANGING 11 SQ & 1		07-31-2013	JR	03		02	Bldg Permit Completed
201504703	08-17-2015	TF	Tenant Fitout	10,000	06-30-2016	100	06-30-2016	TENANT FIT OUT FOR THE L		06-13-2011	JR	02		03	Cycl Insp Comp
201403812	06-12-2014	CM	Commercial	0	06-30-2014	100	06-30-2014	CM USE OF PREMISES W N		06-25-2008	MA	03		16	In Office Review
201100760	03-08-2011	OT	Other	25,000	06-30-2011	100	06-30-2011	PARTITIONS FOR TOILET R		08-08-2005	GB	02		02	Bldg Permit Completed
201005225	09-30-2010	CM	Commercial	31,000	06-30-2011	100	06-30-2011	WHITE HEN TO 7-ELEVEN		06-09-2000	GB	02		02	Bldg Permit Completed

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	323N	SHPCTR-NBHD	DMS	4		0.550	AC	330,000.00	1.24517	C	1.00	CI11	1.100		0	452,001	248,600
Total Card Land Units						0.55	AC	Parcel Total Land Area: 0.55						Total Land Value		248,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	105	Strip Retail			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
Occupancy	5.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		1,680,814
Interior Floor 2	12	Hardwood			
Heating Fuel	02	Oil			
Heating Type	06	Steam	Year Built		1933
AC Type	03	Central	Effective Year Built		1986
Size Adj Tbl	323N	SHPCTR-NBHD M94	Depreciation Code		G
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		26
Bath Split	00	0 Full-0 Half	Functional Obsol		0
Rms/Partitions	03	ABOVE AVERAGE	External Obsol		0
Heat/AC	02	HEAT/AC SPLIT	Trend Factor		1
Frame Type	03	MASONRY	Condition		
Baths/Plumbing	03	ABOVE AVERAGE	Condition %		74
Ceiling/Wall	05	SUS-CEIL & WL	Percent Good		
Common Wall	04	20%	RCNLD		1,243,800
Wall Height	14.00		Dep % Ovr		
1st Floor Use:	325I		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	10,000	3.00	1987		36		0.00	10,800
TRS	Trash Encl-6' w/	L	1	3401.00	2017		96		0.00	3,300
PKBR	Parking Bumper	L	5	52.17	1987		36		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	9,747	9,747	9,747	158.79	1,547,747	
BMT	Basement Area	0	2,570	514	31.76	81,619	
CAN	Canopy	0	168	17	16.07	2,699	
FPC	Open Porch Conc. Floor	0	148	22	23.60	3,493	
FUS	Upper Story	300	300	285	150.85	45,256	
Ttl Gross Liv / Lease Area		10,047	12,933	10,585		1,680,814	

