

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
HYANNIS PROPERTY LAND OWNER								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
15 RICHARDS ROAD, UNIT A								COMMERC.	3260	850,300	850,300		
PLYMOUTH MA 02360				SUPPLEMENTAL DATA					COM LAND	3260	183,800	183,800	VISION
Alt Prcl ID				Plan Ref.		Land Ct# 23910-B							
Split Zonin				#SR		Life Estate							
ResExpt Q				PP STATU		Assoc Pid#							
#DL 1 LOT 2													
#DL 2													
GIS ID F_988245_2700813													
								Total		1,034,100	1,034,100		

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
412 MAIN HYANNIS LLC				35836	340	06-12-2023	Q	I	1,950,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HYANNIS PROPERTY LAND OWNER LLC				C186	0	07-10-2008	Q	I	700,000	00	2023	3260	850,300	2022	3260	656,700	2021	3260	645,600
PENN, MILTON ET AL REG				C108	0	11-14-1986	U	I	2,500,000	N		3260	183,800		3260	183,800		3260	183,800
ISENBERG, JOSEPH M				C325	0	04-30-1964	U		0									3260	11,100
								Total		1,034,100	Total		840,500	Total		840,500	Total		840,500

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				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
CI11				HYAN			

NOTES												VISIT / CHANGE HISTORY					
--THE BRITISH BEER CO.--												Date	Id	Type	Is	Cd	Purpost/Result
												04-29-2020	GM	04		FR	Field Review
												01-09-2018	SR	01		03	Cycl Insp Comp
												07-19-2016	TR	22		22	Change of Address
												03-19-2014	TP	03		16	In Office Review
												06-13-2011	JR	02		03	Cycl Insp Comp
												06-15-1986	RW				
												Total Appraised Parcel Value				1,034,100	

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
EXPC-22-1	02-18-2022	835	Sid/Wind/Roof/	53,200		100		Remove existing rubber roof m		04-29-2020	GM	04		FR	Field Review
										01-09-2018	SR	01		03	Cycl Insp Comp
										07-19-2016	TR	22		22	Change of Address
										03-19-2014	TP	03		16	In Office Review
										06-13-2011	JR	02		03	Cycl Insp Comp
										06-15-1986	RW				

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3260	REST/CLUBS M	DMS	4		0.140	AC	330,000.00	3.61652	C	1.00	CI11	1.100		0	1,312,806	183,800
Total Card Land Units						0.14	AC	Parcel Total Land Area: 0.14						Total Land Value		183,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	20	Brick/Masonry			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	03	Plastered			
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	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	04	20%			
Wall Height	14.00				
1st Floor Use:	3260				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3260	REST/CLUBS M94	100
		0
		0

COST / MARKET VALUATION		
RCN		1,062,315
Year Built		1920
Effective Year Built		1992
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %	21	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	79	
RCNLD		839,200
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
SGN1	SIGN-1 SD W/	L	12	30.60	2000		62		0.00	200
PAV1	PAVING-ASPH	L	7,000	3.00	1985		32		0.00	6,700
TRS	Trash Encl-6' w/	L	1	3401.00	2017		96		0.00	3,300
SPO2	SIGN POST ST	L	9	73.02	2000		62		0.00	400
FNC2	Fence-6' Wd	L	20	27.85	2017		96		0.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,980	3,980	3,980	243.26	968,174	
BMT	Basement Area	0	1,820	364	48.65	88,547	
PTO	Patio	0	348	17	11.88	4,135	
UST	Utility Enclosure	0	56	6	26.06	1,460	
Ttl Gross Liv / Lease Area		3,980	6,204	4,367		1,062,316	

