

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HYANNIS NORTH LP C/O CVS PHARMACY, INC #2322-01 ONE CVS DRIVE STORE ACCOUNTING DEPT WOONSOCKET RI 02895						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3210	2,956,500	2,956,500	
						COM LAND	3210	363,000	363,000	VISION
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2A #DL 2 GIS ID F_987153_2700745		Plan Ref. 344/90 Land Ct# #SR Life Estate PP STATU Assoc Pid#								
						Total		3,319,500	3,319,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HYANNIS NORTH LP	22633	0053	01-29-2008	U	I	3,195,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
HYANNIS NORTH LP	11085	0292	11-26-1997	U	V	560,000	1	2023	3210	2,956,500	2022	3210	2,728,300	2021	3210	2,634,400	
GLYNN, PATRICK J	4116	0218	05-15-1984	Q	I	200,000	U		3210	363,000		3210	363,000		3210	363,000	
TALBOT, PAUL	2846	0018	12-27-1978	Q		75,000	U								3210	48,700	
Total								3,319,500		Total		3,091,300		Total		3,046,100	

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										APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B		Tracing		Batch			Appraised Bldg. Value (Card)						2,837,300		
CI11							HYAN			Appraised Xf (B) Value (Bldg)						42,700		
										Appraised Ob (B) Value (Bldg)						76,500		
										Appraised Land Value (Bldg)						363,000		
										Special Land Value						0		
										Total Appraised Parcel Value						3,319,500		
										Valuation Method						C		
										Total Appraised Parcel Value						3,319,500		

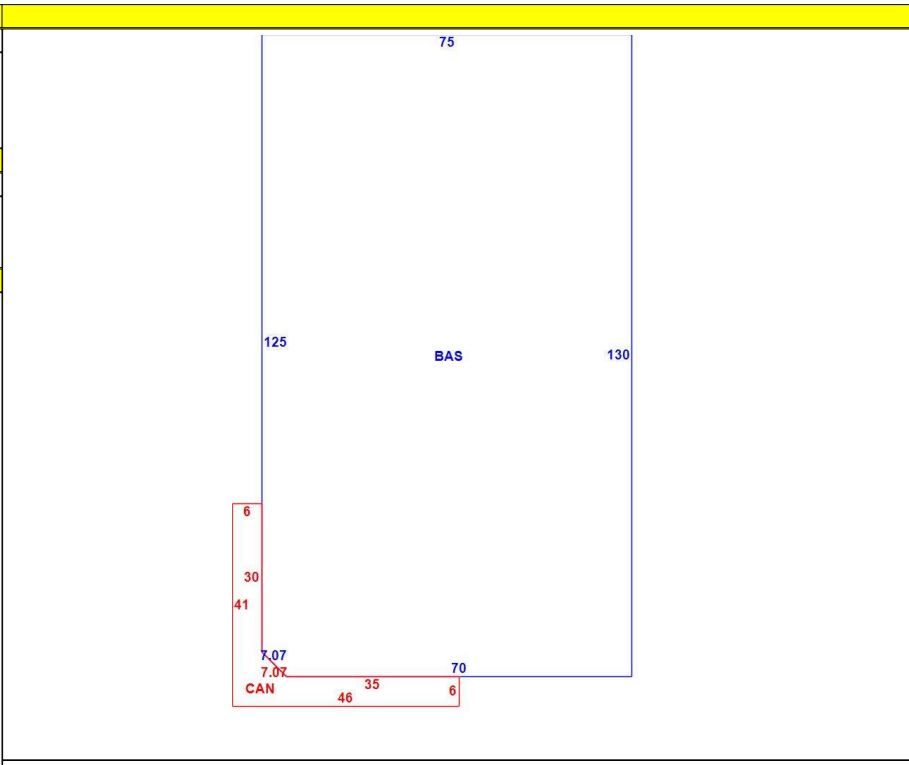
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPC-22-5	08-02-2022	835	Sid/Wind/Roof/	26,000		100		Strip the existing shingles on t	08-21-2021	CK	01		03	Cycl Insp Comp	
17-469	03-24-2017	803	Addn Alt-Comm	60,000	06-30-2017	100	06-30-2017	Interior remodel to small sectio	04-29-2020	GM	04		FR	Field Review	
55798	09-13-2001	RE	Remodel	70,000	01-01-2002	100		INTERIOR	01-08-2015	JR	03		03	Cycl Insp Comp	
27128	11-15-1997	CM	Commercial	525,000	01-01-1999	100		NEW CVS	04-09-2008	JR	03		16	In Office Review	
B27634	03-01-1985	AD	Addition	100,000		100		HY ADD'N	04-06-1999	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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	3210	PHARMACY	DV	4		0.920	AC	330,000.00	0.86956	C	1.25	CI11	1.100	USE/MKT/INC ADJ		0	394,581	363,000
Total Card Land Units						0.92	AC	Parcel Total Land Area: 0.92						Total Land Value		363,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	44	Pharmacy			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
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	3210	PHARMACY			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	325I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3210	PHARMACY	100
		0
		0

COST / MARKET VALUATION	
RCN	2,425,032
Year Built	1998
Effective Year Built	2009
Depreciation Code	VG
Remodel Rating	04
Year Remodeled	2017
Depreciation %	8
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UA
Condition %	25
Percent Good	117
RCNLD	2,837,300
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	28,000	3.00	1998		58		0.00	48,700
DUW	DRIVE-UP WIN	B	1	2798.00	2011		100		0.00	2,800
SGN2	DOUBLE SIDE	L	30	39.53	1998		58		0.00	700
LT1	LT POLE W/MH	L	11	4251.00	1998		58		0.00	27,100
SPR1	SPRINKLERS-	B	9,738	4.10	2011		100		0.00	39,900

BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BAS	First Floor	9,738	9,738	9,738	247.76	2,412,645		
CAN	Canopy	0	499	50	24.83	12,388		
Ttl Gross Liv / Lease Area		9,738	10,237	9,788		2,425,033		

