

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PORKKA, DAVID T & PARKKA, DANIE UNTO K PORKKA REAL ESTATE TRU 345 BARNSTABLE RD						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3320	615,100	615,100	
HYANNIS MA 02601						COM LAND	3320	265,800	265,800	VISION
						SUPPLEMENTAL DATA				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 50 #DL 2 GIS ID F_987661_2704527				Plan Ref. Land Ct# 11519-B (SH 2) #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)									
PORKKA, DAVID T & PARKKA, DANIEL J TR		#D12	0	10-22-2012	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PORKKA, JONATHAN & NELSON, NANCY T		#D62	0	11-29-1994	U	I	1	A	2023	3320	615,100	2022	3320	493,300	2021	3320	491,000
PORKKA, UNTO K & JONATHAN &		C131	0	09-02-1993	U		1	A		3320	265,800		3320	265,800		3320	265,800
PORKKA, UNTO K TR		C894	0	08-30-1982	U		0		Total	880,900	Total	759,100	Total	766,400			

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				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
CI11				HYAN										

NOTES										APPRAISED VALUE SUMMARY									
										Appraised Bldg. Value (Card)						603,600			
										Appraised Xf (B) Value (Bldg)						0			
										Appraised Ob (B) Value (Bldg)						11,500			
										Appraised Land Value (Bldg)						265,800			
										Special Land Value						0			
										Total Appraised Parcel Value						880,900			
										Valuation Method						C			
										Total Appraised Parcel Value						880,900			

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				
EXPC-21-2	04-23-2021	835	Sid/Wind/Roof/	24,500	06-30-2021	100	06-30-2021	repair 24 square EPDM flat ru		08-23-2022	BM	22		22	Change of Address				
										08-01-2021	CK	02		03	Cycl Insp Comp				
										04-29-2020	GM	04		FR	Field Review				
										03-16-2015	AL	03		16	In Office Review				
										01-08-2015	JR	03		03	Cycl Insp Comp				
										05-20-2003	PT	02		01	Meas/Est				

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	3320	AUTO REPAIR	HC	4		0.680	AC	330,000.00	1.07664	C	1.00	CI11	1.100		0	390,819	265,800
Total Card Land Units						0.68	AC	Parcel Total Land Area: 0.68						Total Land Value		265,800	

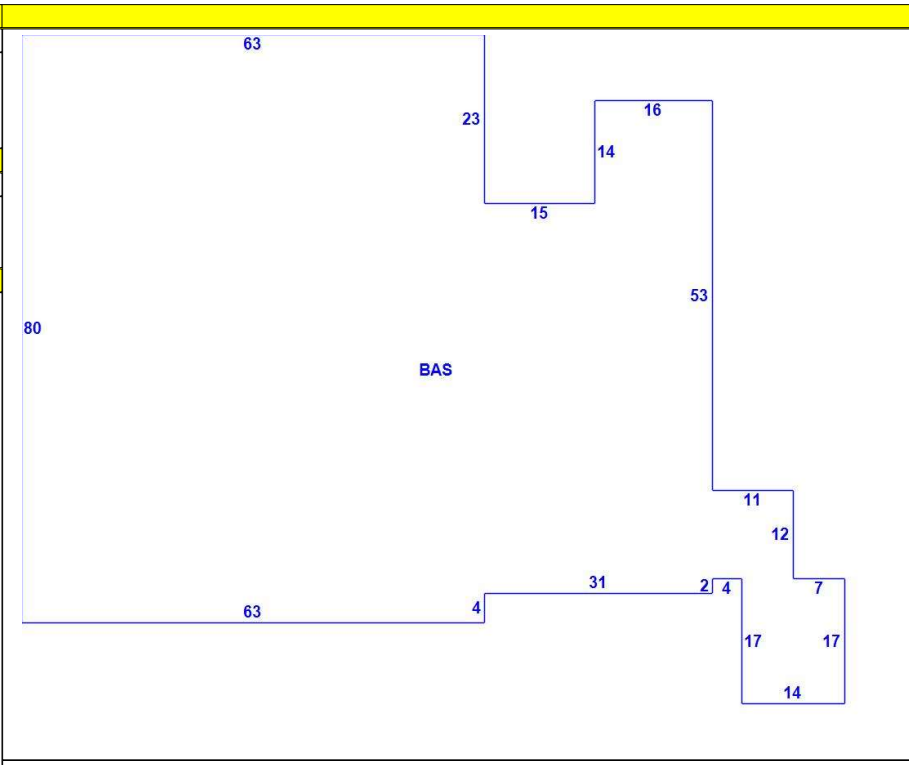
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	95	SvcGar/Gar/JS			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-No Duc			
AC Type	01	None			
Size Adj Tbl	3320	AUTO REPAIR			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	3320				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3320	AUTO REPAIR	100
		0
		0

COST / MARKET VALUATION		
RCN		561,456
Year Built		1960
Effective Year Built		1990
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	23	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	77	
RCNLD		432,300
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	10,000	3.00	1985		32		0.00	9,600
FNC1	Fence C.L. 6' Vi	L	102	26.45	1996		54		0.00	1,500
FNC7	Chain Link Gate	L	1	810.42	1996		54		0.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,277	7,277	7,277	77.15	561,456	
Ttl Gross Liv / Lease Area		7,277	7,277	7,277		561,456	



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						COMMERC.	3320	615,100	615,100	
HYANNIS MA 02601						COM LAND	3320	265,800	265,800	VISION
						SUPPLEMENTAL DATA				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 50 #DL 2 GIS ID F_987661_2704527				Plan Ref. Land Ct# 11519-B (SH 2) #SR Life Estate PP STATU Assoc Pid#						

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PORKKA, DAVID T & PARKKA, DANIEL J TR		#D12 0	10-22-2012	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PORKKA, JONATHAN & NELSON, NANCY T		#D62 0	11-29-1994	U	I	1	A	2023	3320	615,100	2022	3320	493,300	2021	3320	491,000
PORKKA, UNTO K & JONATHAN &		C131 0	09-02-1993	U		1	A		3320	265,800		3320	265,800		3320	265,800
PORKKA, UNTO K TR		C894 0	08-30-1982	U		0		Total		880,900	Total		759,100	Total		766,400

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															

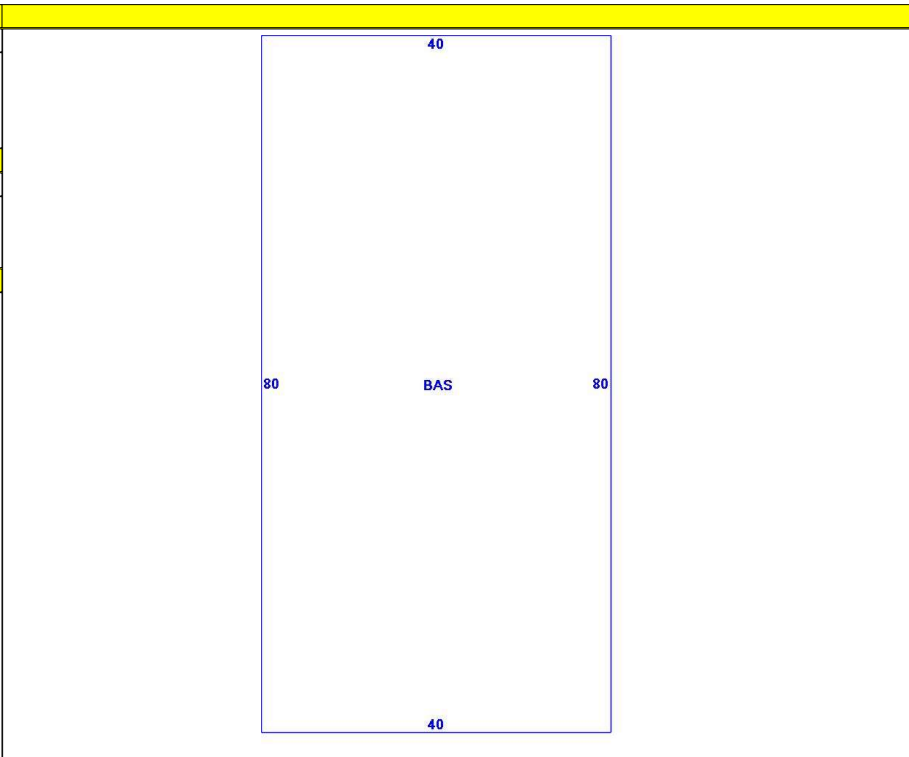
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						
CI11				HYAN	Appraised Bldg. Value (Card)					603,600
					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					11,500
					Appraised Land Value (Bldg)					265,800
					Special Land Value					0
					Total Appraised Parcel Value					880,900
					Valuation Method					C
					Total Appraised Parcel Value					880,900

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
APPEARS USED AS STORAGE															

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	

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
2	3320	AUTO REPAIR	HC	4		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 0.68						Total Land Value		265,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	251	Garage			
Model	95	SvcGar/Gar/JS			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-No Duc			
AC Type	01	None			
Size Adj Tbl	3325	GARAGE			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3320				
Sewer Occupan					
			MIXED USE		
			Code	Description	Percentage
			3320	AUTO REPAIR	100
					0
					0
			COST / MARKET VALUATION		
			RCN		225,389
			Year Built		1977
			Effective Year Built		1988
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		24
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		76
			RCNLD		171,300
			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,200	3,200	3,200	70.43	225,389	
Ttl Gross Liv / Lease Area		3,200	3,200	3,200		225,389	

