

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OUR CHILD LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
2 LYNXHOLM COURT								COMMERC.	3250	1,759,500	1,759,500	
HYANNIS MA 02601								COM LAND	3250	248,800	248,800	<b>VISION</b>
SUPPLEMENTAL DATA								Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_988078_2703457				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#				2,008,300				

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OUR CHILD LLC	C227	0	08-17-2021	U	I			1,690,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BETA HOLDING CORP	C199	0	01-17-2013	U	I			1	1F	2023	3250	1,759,500	2022	3250	1,759,500	2021	3250	1,740,400
KEEFE, DANIEL T TR	C135	0	11-15-1994	U	I			100	B		3250	248,800		3250	248,800		3250	248,800
REGENT FINANCIAL CORP	C135	0	11-15-1994	U	I			315,000	H								3250	19,100
GOLENSKI, FREDERICK	C352	0	03-15-1994	U				0		Total		2,008,300	Total		2,008,300	Total		2,008,300

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							
CI09				HYAN							

NOTES												VISIT / CHANGE HISTORY					
-CARPETS OF CAPE COD F = LO/SO												Date	Id	Type	Is	Cd	Purpost/Result
-AARON'S												04-29-2020	GM	04		FR	Field Review
- 2 OFFCS												10-11-2018	SR	01		03	Cycl Insp Comp
(MZ1 UNLEASEABLE)												07-29-2011	JR	03		16	In Office Review
												07-27-2010	TP	03		16	In Office Review
												06-03-2009	PT	02		14	Cyclical Inspection
												05-25-2007	KLP	03		16	In Office Review
												05-20-2003	PT	02		01	Meas/Est
Total Appraised Parcel Value												2,008,300					

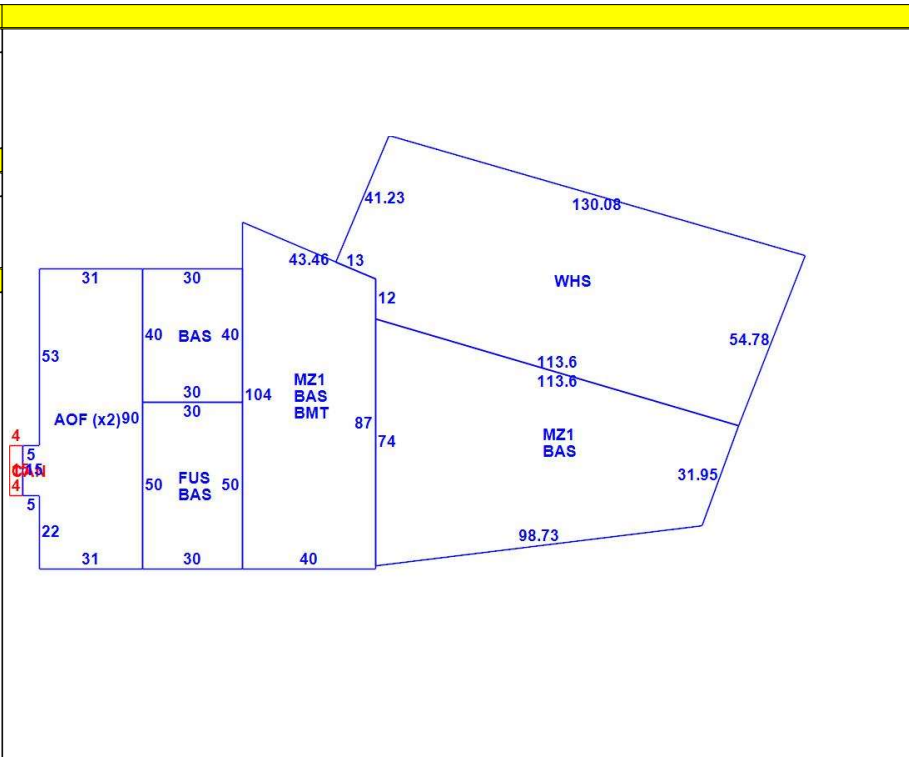
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
SIGN-22-9	02-04-2022	836	Sign	0		100		Wall sign party express rental		04-29-2020	GM	04		FR	Field Review
SIGN-22-8	01-26-2022	836	Sign	0		100		PARTY EXPRESS RENTAL (5		10-11-2018	SR	01		03	Cycl Insp Comp
19-602	02-26-2019	835	Sid/Wind/Roof/	70,000		100		Flat roof strip and replace 940		07-29-2011	JR	03		16	In Office Review
17-3505	12-05-2017	803	Addn Alt-Comm	7,038	06-30-2018	100	06-30-2018	Recover existing Awning with		07-27-2010	TP	03		16	In Office Review
201101515	03-30-2011	NR	New Roof	20,000	06-30-2011	100	06-30-2011	REPLACE RUBBER ROOF-S		06-03-2009	PT	02		14	Cyclical Inspection
200900973	03-30-2009	TF	Tenant Fitout	100,000	06-30-2009	100	06-30-2009	TI WORK FOR AARON'S SAL		05-25-2007	KLP	03		16	In Office Review
										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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	3250	OFFC/RETAIL M	DMS	4		0.740	AC	330,000.00	1.01883	C	1.00	CI09	1.000		0	336,204	248,800	
Total Card Land Units						0.74	AC	Parcel Total Land Area: 0.74						Total Land Value				248,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	C	Average			
Stories	1.5				
Occupancy	4.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2	01	Minimum			
Interior Floor 1	14	Carpet			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	3250	OFFFC/RETAIL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	03	0 Full-3 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	04	CEIL & MIN WL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3250				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3250	OFFFC/RETAIL M94	100
		0
		0

COST / MARKET VALUATION	
RCN	2,851,700
Year Built	1940
Effective Year Built	1981
Depreciation Code	A
Remodel Rating	04
Year Remodeled	2009
Depreciation %	30
Functional Obsol	10
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	60
RCNLD	1,711,000
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	3,500	3.00	1985		32		0.00	3,400
CNPY	Canopy-light or	L	60	29.31	2017		96		0.00	1,700
RFCC	Reinforced Con	L	504	7.25	2017		96		0.00	3,500
PKBR	Parking Bumper	L	8	52.17	2017		96		0.00	400
SGN3	DBL SIDED W/I	L	48	199.92	2017		96		0.00	9,200
SPOS	SIGN POST ST	L	2	223.96	2017		96		0.00	400
SGN2	DOUBLE SIDE	L	10	39.53	2017		96		0.00	400
SGNP	SIGN POST 6"	L	5	10.66	2017		96		0.00	100
SPR1	SPRINKLERS-	B	11,957	4.10	1981		60		0.00	29,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	5,730	5,730	6,303	105.69	605,622	
BAS	First Floor	11,957	11,957	11,957	96.08	1,148,886	
BMT	Basement Area	0	3,820	764	19.22	73,409	
CAN	Canopy	0	60	6	9.61	577	
FUS	Upper Story	1,500	1,500	1,425	91.28	136,921	
MZ1	Mezz Unfin	4,629	9,257	3,703	38.44	355,802	
WHS	Warehse Area	5,521	6,901	5,521	76.87	530,484	
Ttl Gross Liv / Lease Area		29,337	39,225	29,679		2,851,701	

