

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FAIRBANKS FEBRUARY LLC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
780 CRAIGVILLE BEACH RD UNIT F1						COMMERC.	3222	93,600	93,600	
CENTERVILLE MA 02632						COM LAND	3222	195,200	195,200	
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin		Plan Ref. 11/103						
BID Parcel		ResExpt Q		Land Ct#						
#DL 1 LOT 4		#DL 2		Life Estate						
GIS ID F_987782_2704285		Assoc Pid#								
						Total		288,800	288,800	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FAIRBANKS FEBRUARY LLC		24976 0033	11-05-2010	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FAIRBANKS, J RICHARD JR TR		11719 0081	09-24-1998	U	I	100,000	1A	2023	3222	93,600	2022	3222	85,700	2021	3222	79,800
FAIRBANKS, IRMA N TR		10902 0349	08-15-1997	U	I	1	1A		3222	195,200		3222	195,200		3222	195,200
FAIRBANKS, IRMA		8563 0186	05-15-1993	Q	I	87,500	U								3222	5,900
HYANNIS CHAMBER OF COMMERCE		6957 0106	11-15-1989	U	I	0	B	Total		288,800	Total		280,900	Total		280,900

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														VISIT / CHANGE HISTORY					
--CC CARS & TRUCKS--														Date	Id	Type	Is	Cd	Purpost/Result
														12-02-2021	BM	22		22	Change of Address
														04-29-2020	GM	04		FR	Field Review
														10-11-2018	SR	01		03	Cycl Insp Comp
														12-22-2011	JR	03		16	In Office Review
														05-01-2006	JR	03		15	Abatement Review
														05-20-2003	PT	02		01	Meas/Est
														03-31-1999	GB	02		01	Meas/Est
														Total Appraised Parcel Value				288,800	

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-21-5	07-26-2021	835	Sid/Wind/Roof/	30,000		100		Instal 5 new windows, no frami REROOF STRIPPING OLD A	12-02-2021	BM	22		22	Change of Address					
201106835	12-05-2011	CM	Commercial	5,000	06-30-2012	100	06-30-2012		04-29-2020	GM	04		FR	Field Review					
80059	10-21-2004	RW	Repair Work	2,000	01-01-2005	100	01-01-2005		10-11-2018	SR	01		03	Cycl Insp Comp					
														12-22-2011	JR	03		16	In Office Review
														05-01-2006	JR	03		15	Abatement Review
														05-20-2003	PT	02		01	Meas/Est
														03-31-1999	GB	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	3222	COMM BLDG	HC	4		0.190 AC	330,000.00	2.83094	C	1.00	CI11	1.100		0	1,027,620	195,200
Total Card Land Units						0.19 AC	Parcel Total Land Area: 0.19						Total Land Value		195,200	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	12	Comm Bldg							
Model	94	Commercial							
Grade	D+	Below Average							
Stories	1								
Occupancy	1.00								
Exterior Wall 1	14	Wood Shingle							
Exterior Wall 2	13	T111 Siding							
Roof Structure	03	Gable/Hip							
Roof Cover	03	Asph/F Gls/Cmp							
Interior Wall 1	04	Plywood Panel							
Interior Wall 2									
Interior Floor 1	23	Laminate							
Interior Floor 2									
Heating Fuel	03	Gas							
Heating Type	04	Hot Air							
AC Type	01	None							
Size Adj Tbl	3222	COMM BLDG							
Total Rooms									
Bedrooms	00								
Full Bathrooms	1								
Bath Split	02	0 Full-2 Half							
Rms/Partitions	02	AVERAGE							
Heat/AC	03	HEAT ONLY							
Frame Type	02	WOOD FRAME							
Baths/Plumbing	02	AVERAGE							
Ceiling/Wall	08	TYPICAL							
Common Wall	00	0%							
Wall Height	10.00								
1st Floor Use:	3400								
Sewer Occupan									
MIXED USE					Code	Description		Percentage	
					3222	COMM BLDG		100	
								0	
								0	
COST / MARKET VALUATION									
					RCN			109,668	
					Year Built			1975	
					Effective Year Built			1993	
					Depreciation Code			G	
					Remodel Rating				
					Year Remodeled				
					Depreciation %			20	
					Functional Obsol			0	
					External Obsol			0	
					Trend Factor			1	
					Condition				
					Condition %				
					Percent Good			80	
					RCNLD			87,700	
					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	3,000	3.00	2000		62		0.00	5,600
SGN2	DOUBLE SIDE	L	10	39.53	2001		64		0.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,008	1,008	1,008	90.63	91,360	
BMT	Basement Area	0	1,008	202	18.16	18,308	
Ttl Gross Liv / Lease Area		1,008	2,016	1,210		109,668	

