

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION					
GARO HYANNIS LLC										Description	Code	Appraised	Assessed						
56 KEARNEY RD										COMMERC.	3220	811,600	811,600						
NEEDHAM MA 02194										COM LAND	3220	841,500	841,500						
SUPPLEMENTAL DATA										Total		1,653,100	1,653,100						
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#													
BID Parcel		ResExpt Q		#SR		Life Estate		PP STATU											
#DL 1		#DL 2		Assoc Pid#															
GIS ID		F_985988_2706039																	
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GARO HYANNIS LLC				10315	0059	07-15-1996	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GARO HYANNIS CORP				9889	0051	10-15-1995	U	I	500,000	L	2023	3220	811,600	2022	3220	740,000	2021	3220	707,000
CAPEBANK				8017	0184	05-15-1992	U	I	400,000	L		3220	841,500		3220	631,100		3220	631,100
ORION PARTNERS 1V				6048	0037	12-15-1987	U	I	720,000	B								3220	40,700
ORION PARTNERS VII				4068	0082	04-15-1984	Q	I	600,000	U									
Total										1,653,100	Total	1,371,100	Total	1,378,800					
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								APPRAISED VALUE SUMMARY								
Appraised Bldg. Value (Card)										770,900									
Appraised Xf (B) Value (Bldg)										0									
Appraised Ob (B) Value (Bldg)										40,700									
Appraised Land Value (Bldg)										841,500									
Special Land Value										0									
Total Appraised Parcel Value										1,653,100									
Valuation Method										C									
Total Appraised Parcel Value										1,653,100									
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					
19-3909	11-19-2019	835	Sid/Wind/Roof/	20,000		100		re-roof	04-29-2020	GM	04		FR	Field Review					
16-2667	09-13-2016	836	Sign	0		100		Reface existing signs 52 sq ply	09-04-2018	SR	02		03	Cycl Insp Comp					
10776	10-01-1995	NC	New Constructi	240,000	01-15-1996	100		HY STORE	01-09-2015	JR	03		03	Cycl Insp Comp					
									02-15-1996	GB	02		05	Measur/New UC Under C					
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	3220	STORE/RTL M94	HB	4		1.020	AC	330,000.00	1.00000	C	1.00	CI23	2.500		0	825,000	841,500		
Total Card Land Units						1.02	AC	Parcel Total Land Area: 1.02				Total Land Value				841,500			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
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					
Interior Floor 1	14	Carpet	RCN		847,125
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1995
Heating Type	04	Hot Air	Effective Year Built		2007
AC Type	03	Central	Depreciation Code		VG
Size Adj Tbl	3220	STORE/RTL M94	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		9
Full Bathrooms	1		Functional Obsol		0
Bath Split	02	0 Full-2 Half	External Obsol		0
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	01	HEAT/AC PKGS	Condition		
Frame Type	03	MASONRY	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		91
Ceiling/Wall	05	SUS-CEIL & WL	RCNLD		770,900
Common Wall	00	0%	Dep % Ovr		
Wall Height	14.00		Dep Ovr Comment		
1st Floor Use:	3221		Misc Imp Ovr		
Sewer Occupan			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	15,000	3.00	1996		54		0.00	24,300
LT1	LT POLE W/MH	L	4	4251.00	1996		54		0.00	9,200
SGN3	DBL SIDED W/I	L	32	199.92	1996		54		0.00	3,500
SPO2	SIGN POST ST	L	14	73.02	1996		54		0.00	600
PKBR	Parking Bumper	L	30	52.17	2018		98		0.00	1,500
FNC3	FENCE-6' CHAI	L	52	22.04	2018		98		0.00	1,100
FNG3	GATE, C.L. 6'H	L	1	464.21	2018		98		0.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,500	7,500	7,500	112.95	847,125	
Ttl Gross Liv / Lease Area		7,500	7,500	7,500		847,125	

