

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LION LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
15 HINCKLEY ROAD								COMMERC.	3160	2,115,300	2,115,300		
HYANNIS MA 02601								COM LAND	3160	391,100	391,100		
SUPPLEMENTAL DATA								Total				2,506,400	2,506,400
Alt Prcl ID				Plan Ref. 58/75		Land Ct# 11519-H						<b>VISION</b>	
Split Zonin				#SR		Life Estate							
BID Parcel				PP STATU		Assoc Pid#							
ResExpt Q													
#DL 1		P/O LOTS 36 & 37 (UNREG)											
#DL 2		LOTS 253-C & 253 D (REG)											
GIS ID		F_987040_2706207											

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LION LLC	C210	0	09-30-2016	U	I			2,200,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
LATE SEPTEMBER LLC	C178	0	09-29-2005	Q	I			1,450,000	00	2023	3160	2,115,300	2022	3160	1,924,700	2021	3160	1,906,900	
BROWN, NICHOLAS L TR	C969	0	06-15-1984	Q	V			150,000	U		3160	391,100		3160	325,900		3160	325,900	
DONAHUE, ROBERT J TR	C969	0	06-15-1984	U	V			0	A								3160	17,800	
DONAHUE, ROBERT J TR	C949	0	01-15-1984	Q	V			85,000	U										
Total										2,506,400		Total		2,250,600		Total		2,250,600	

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				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
CI13				HYAN			

NOTES												APPROAISED VALUE SUMMARY						
												Appraised Bldg. Value (Card)						2,097,500
												Appraised Xf (B) Value (Bldg)						0
												Appraised Ob (B) Value (Bldg)						17,800
												Appraised Land Value (Bldg)						391,100
												Special Land Value						0
												Total Appraised Parcel Value						2,506,400
												Valuation Method						C
												Total Appraised Parcel Value						2,506,400

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
BLDC-23-20	09-29-2023	809	Deck	40,000		0		Remove and replace existing d		04-28-2020	GM	04		FR	Field Review
BLDC-23-10	05-05-2023	881	Alt-Int work-Co	2,500		100		Install coffe roaster within build		09-28-2017	TR	03		16	In Office Review
BLDC-22-19	09-14-2022	803	Addn Alt-Comm	250		100		Dismantle wood planks and su		08-29-2016	JR	01		02	Bldg Permit Completed
19-2687	10-18-2019	803	Addn Alt-Comm	226,925	06-30-2020	100	06-30-2020	Dining Room Addition		01-09-2015	JR	03		03	Cycl Insp Comp
17-1255	05-08-2017	836	Sign	0	06-22-2017	100	06-30-2017	12 SQ FT FOR TEMPORARY		11-10-2008	JG	03		16	In Office Review
17-409	03-16-2017	881	Alt-Int work-Co	40,000	06-22-2017	100	06-30-2017	Remodeling of Existing Bathro		12-20-2005	JS	02		49	N/C - Cyclical Insp.
16-669	03-21-2016	834	Sheet Metal	0	06-30-2016	100	06-30-2016	install 2 kitchen hoods		10-03-2005	JK	22		22	Change of Address

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	3161	COMM WHSE M	B	4		0.880	AC	330,000.00	0.89774	C	1.00	CI13	1.500		0	444,378	391,100
Total Card Land Units						0.88	AC	Parcel Total Land Area: 0.88						Total Land Value		391,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	410	Ind/Offc/Whse			
Model	96	Ind/Comm			
Grade	B	Custom			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	08	Typical			
Interior Wall 2					
Interior Floor 1	20	Typical	RCN		2,410,885
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1985
Heating Type	05	Hot Water	Effective Year Built		2002
AC Type	03	Central	Depreciation Code		VG
Size Adj Tbl	316I	COMM WHSE M96	Remodel Rating		04
Total Rooms			Year Remodeled		2019
Bedrooms	00		Depreciation %		13
Full Bathrooms	0		Functional Obsol		0
Bath Split	04	0 Full-4 Half	External Obsol		0
Rms/Partitions	04	EXTENSIVE	Trend Factor		1
Heat/AC	02	HEAT/AC SPLIT	Condition		
Frame Type	05	STEEL	Condition %		
Baths/Plumbing	04	EXTENSIVE	Percent Good		87
Ceiling/Wall	08	TYPICAL	RCNLD		2,097,500
Common Wall	00	0%	Dep % Ovr		
Wall Height	14.00		Dep Ovr Comment		
1st Floor Use:	316I		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	12,500	3.00	1985		32		0.00	12,000
PKKG	Gravel Pkg Lot	L	5,000	1.06	1990		42		0.00	2,200
PKBR	Parking Bumper	L	12	52.17	1990		42		0.00	300
PAT1	Patio- Average	L	930	5.89	1990		42		0.00	2,100
SGN2	DOUBLE SIDE	L	14	39.53	2014		90		0.00	500
SPO2	SIGN POST ST	L	10	73.02	2014		95		0.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	10,888	10,888	10,888	93.03	1,012,877	
FEP	Enclosed Porch	0	35	12	31.89	1,116	
PTO	Patio	0	317	16	4.70	1,488	
RST	Restaurant Area	10,000	10,000	15,000	139.54	1,395,404	
Ttl Gross Liv / Lease Area		20,888	21,240	25,916		2,410,885	

