

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
265 EAST MAIN ROAD REALTY LLC & 285 EAST MAIN ROAD REALTY LLC 460 YARMOUTH ROAD								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601								COMMERC.	3390	584,500	584,500	
								COM LAND	3390	274,700	274,700	VISION
SUPPLEMENTAL DATA								Total				
Alt Prcl ID				Plan Ref. 11/103								
Split Zonin				Land Ct# 11519-G								
BID Parcel				#SR								
ResExpt Q				Life Estate								
#DL 1 LOTS 84 & 85				PP STATU								
#DL 2 LOTS 101A, 102A, 102B				Assoc Pid#								
GIS ID F_987143_2704884												

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
265 EAST MAIN ROAD REALTY LLC & KRISCIUNAS, ALGIMANTAS				C208	0	01-29-2016	U	V	600,000	1P	Year	Code	Assessed	Year	Code	Assessed		
TRANS-ATLANTIC MOTORS INC				C177	0	06-29-2005	U	I	600,000	1	2023	3390	588,700	2022	3390	508,800		
LEGEYT, EARL T SR & FANELLA				C108	0	09-15-1986	U	I	550,000	N		3390	274,700		3390	230,200		
				1539	0076		U		0					3390	177,500			
								Total				863,400	Total		739,000	Total		738,700

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI07			Batch HYAN

NOTES			
--AUDI DEALER SVC GARAGE--			

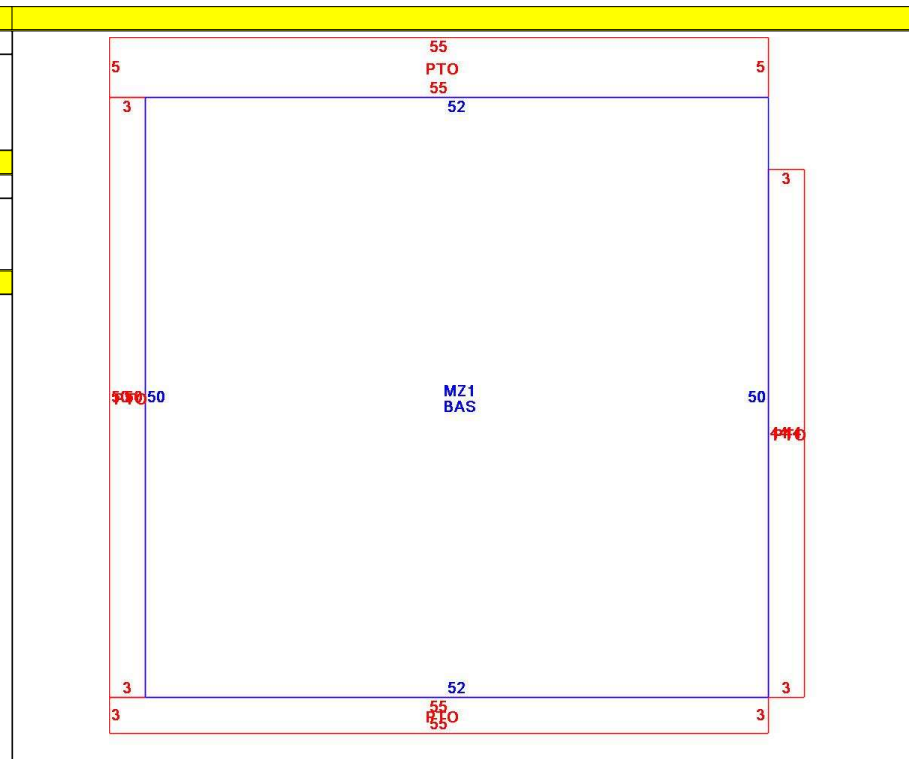
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDC-21-11	05-08-2021	838	Solar Panel-Co	13,000	06-30-2021	100	06-30-2021	17.8 kW installation, 40 panels	08-22-2022	CK	03		16	In Office Review
201504901	08-05-2015	CM	Commercial	383,734	05-24-2016	100	06-30-2016	BUILDING PERMIT FOR AUDI	04-29-2020	GM	04		FR	Field Review
201502658	06-17-2015	DE	Demolish	20,000	06-30-2015	100	06-30-2015	DEMOLITION OF EXISTING	08-30-2016	JR	01		02	Bldg Permit Completed
201100063	01-11-2011	CM	Commercial	10,500	08-23-2011	100	06-30-2012	NW-ND-REROOF(LAY OVR)-	07-24-2015	JR	01		02	Bldg Permit Completed
200806575	12-26-2008	RA	Remodel-Additi	100,000	06-30-2010	0		EXPIRED	05-31-2012	JR	01		03	Cycl Insp Comp
									03-03-2011	DR	22		22	Change of Address
									10-09-2008	JR	03		16	In Office Review

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	3390	SERVICE SHOP	RB	4		0.970	AC	330,000.00	0.95360	C	1.00	CI07	0.900		0	283,206	274,700
Total Card Land Units						0.97	AC	Parcel Total Land Area: 0.97						Total Land Value		274,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	95	SvcGar/Gar/JS			
Grade	C+	Average Plus			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	08	Typical			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3390	SERVICE SHOP			
Total Rooms	2				
Bedrooms	0				
Full Bathrooms	00				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3390	SERVICE SHOP	100
		0
		0

COST / MARKET VALUATION		
RCN		419,300
Year Built	2015	
Effective Year Built	2015	
Depreciation Code	G	
Remodel Rating		
Year Remodeled		
Depreciation %	3	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	97	
RCNLD		406,700
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
FNCV	FENCE 6' VINY	L	256	41.65	2016		94		0.00	10,000
PAT1	Patio- Average	L	976	5.89	2016		94		0.00	4,900
RFCC	Reinforced Con	L	132	7.25	2016		94		0.00	900
LT1	LT POLE W/MH	L	16	4251.00	2016		94		0.00	63,900
ASCB	Asphalt Curb-4"	L	1,065	4.69	2016	00	100	00	1.00	5,000
PAV1	PAVING-ASPH	L	33,000	3.00	2016		94		0.00	93,100
SOL2	Solar PV Panel	B	40	725.00	2017		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,600	2,600	2,600	114.06	296,567	
MZ1	Mezz Unfin	1,300	2,600	1,040	45.63	118,627	
PTO	Patio	0	722	36	5.69	4,106	
Ttl Gross Liv / Lease Area		3,900	5,922	3,676		419,300	

