

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
AIRVIEW LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
297 NORTH STREET								COMMERC.	3260	1,118,600	1,118,600	
HYANNIS MA 02601								COM LAND	3260	495,000	495,000	VISION
SUPPLEMENTAL DATA								Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 P/O UNNUM #DL 2 GIS ID F_988093_2704867				Plan Ref. 144/85 Land Ct# #SR Life Estate PP STATU Assoc Pid#				1,613,600				

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
AIRVIEW LLC				28116	0008	04-30-2014	U	I	1,800,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COBB TRUST				7322	0067	10-15-1990	U	I	1	B	2023	3260	1,130,000	2022	3260	313,700	2021	3900	430,400
JONES, ALLAN F				1389	0316	01-10-1968	U		0			3260	495,000		3260	430,400			
Total										1,625,000		Total		744,100		Total		430,400	

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		Appraised Bldg. Value (Card)				1,115,200						
CI19								HYAN		Appraised Xf (B) Value (Bldg)				0						
NOTES								Appraised Ob (B) Value (Bldg)				3,400								
								Appraised Land Value (Bldg)				495,000								
								Special Land Value				0								
								Total Appraised Parcel Value				1,613,600								
								Valuation Method				C								
								Total Appraised Parcel Value				1,613,600								

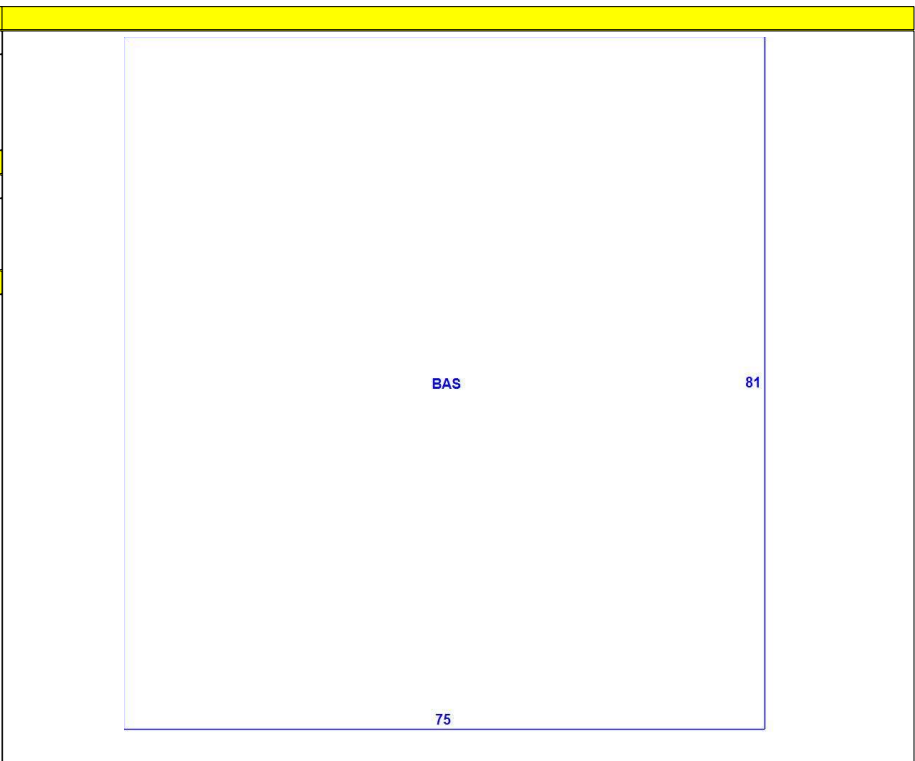
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDC-22-26	01-27-2023	803	Addn Alt-Comm	300,000		100		TENANT FIT UP FOR A NEW		04-20-2022	CK	02		02	Bldg Permit Completed
SIGN-20-9	02-05-2021	836	Sign	0	06-30-2021	100	06-30-2021	SIGN (G)@ MONUMENT SIG		06-09-2021	SR	01		13	CALL BACK
SIGN-20-5	02-05-2021	836	Sign	0	06-30-2021	100	06-30-2021	SIGN (C)@ CORNER/WALL		05-04-2020	GM	04		FR	Field Review
SIGN-20-4	02-05-2021	836	Sign	0	06-30-2021	100	06-30-2021	SIGN (B)@ WALL SIGN ON S		06-29-2017	JR	01		02	Bldg Permit Completed
SIGN-20-3	02-05-2021	836	Sign	0	06-30-2021	100	06-30-2021	SIGN (A)@ WALL SIGN ON F		06-16-2014	JR	03		16	In Office Review
SIGN-20-10	02-05-2021	836	Sign	0	06-30-2021	100	06-30-2021	SIGNS (D) (E) (F) (H)@ VARI		01-14-2013	JR	03		16	In Office Review
SIGN-21-8	02-04-2021	836	Sign	0	06-30-2021	100	06-30-2021	SIGN (G)@ MONUMENT SIG		03-27-2012	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	326F	REST/FASTFD	HC	4		0.460	AC	330,000.00	1.41765	C	1.00	CI19	2.300		0	1,075,998	495,000
Total Card Land Units						0.46	AC	Parcel Total Land Area: 0.46						Total Land Value		495,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	Fast Food Chain			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	30	Cement Siding			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	326F	REST/FASTFD M94			
Total Rooms					
Bedrooms					
Full Bathrooms					
Bath Split					
Rms/Partitions					
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	04	REINF. CONCR			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall					
Wall Height	18.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
326F	REST/FASTFD M94	100
		0
		0

COST / MARKET VALUATION		
RCN		1,137,935
Year Built		2020
Effective Year Built		2017
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		2
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		98
RCNLD		1,115,200
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
TRS	Trash Encl-6' w/	L	1	3401.00	2020		100		0.00	3,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	6,075	6,075	6,075	187.31	1,137,935	
Ttl Gross Liv / Lease Area		6,075	6,075	6,075		1,137,935	

