

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CLASSIC REALTY MANAGEMENT LL								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
127 AIRPORT ROAD								COMMERC.	3220	840,800	840,800	
HYANNIS MA 02601								COM LAND	3220	363,000	363,000	
								COMMERC.	3400	449,500	449,500	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID						Plan Ref. 205/119						
Split Zonin						Land Ct#						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 PARCELA						PP STATU						
#DL 2												
GIS ID F_985415_2707945						Assoc Pid#						
									Total	1,653,300	1,653,300	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CLASSIC REALTY MANAGEMENT LLC							19807	0231	05-10-2005	U	I	100		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
POLHEMUS, PETER D ETAL TRS							17772	0126	10-08-2003	U	I	1,237,400	1	2023	3220	840,800	2022	3220	766,000	2021	3220	741,500
KNEALE, EDWARD H III TR							8576	0084	05-15-1993	U	I	259,000	1L		3220	363,000		3220	302,500		3220	302,500
FIRST AMERICAN BANK SAVINGS							7312	0341	10-15-1990	U	I	650,000	1L		3400	449,500		3400	390,100		3220	34,000
SHIELDS, ROBERT M							2274	0140	02-11-1975	Q		1	U								3400	354,600
									Total		1,653,300		Total		1,458,600		Total		1,468,100			

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					
CLASSIC KITCHEN AND INTERIORS												Date	Id	Type	Is	Cd	Purpost/Result
EST 2400 SF VACANT INCLUDING GAR 6/20												04-29-2020	GM	04		FR	Field Review
												07-01-2019	SR	01		03	Cycl Insp Comp
												09-25-2015	NF	03		16	In Office Review
												07-26-2013	JR	03		20	Sale Review
												08-12-2005	GB	01		00	Meas/Listed-Interior Acces
												05-11-2004	PT	02		13	CALL BACK
												05-19-1999	GB	01		00	Meas/Listed-Interior Acces
											Total Appraised Parcel Value					1,653,300	

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
SIGN-23-3	01-26-2023	836	Sign	0		100		wall sign next to front door		04-29-2020	GM	04		FR	Field Review
SM-22-86	09-09-2022	834	Sheet Metal	3,000		100		New ductwork for HVAC reno		07-01-2019	SR	01		03	Cycl Insp Comp
BLDC-22-12	09-07-2022	803	Addn Alt-Comm	250,000		100		renvoate existing retail space f		09-25-2015	NF	03		16	In Office Review
201105831	10-27-2011	PVC	Solar PV Comm	300,000	01-10-2012	100	06-30-2012	PV SOLAR PANELS ON ROO		07-26-2013	JR	03		20	Sale Review
75716	04-01-2004	RE	Remodel	25,000	08-12-2005	100	01-01-2005	1 of 2		08-12-2005	GB	01		00	Meas/Listed-Interior Acces
73065	11-18-2003	RE	Remodel	175,000	08-12-2005	100	01-01-2005	EXERIOR REMOD		05-11-2004	PT	02		13	CALL BACK
73068	10-18-2003	RA	Remodel-Additi	75,000	08-12-2005	100	01-01-2005	ADD ENTRYWAY - INTERIOR		05-19-1999	GB	01		00	Meas/Listed-Interior Acces

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	3220	STORE/RTL M94	B	4		1.000	AC	330,000.00	1.00000	C	1.00	CI11	1.100		0	363,000	
						Total Card Land Units	1.00	AC	Parcel Total Land Area: 1.00				Total Land Value				363,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	11	Clapboard			
Roof Structure	01	Flat			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3220	STORE/RTL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3161				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3220	STORE/RTL M94	100
		0
		0

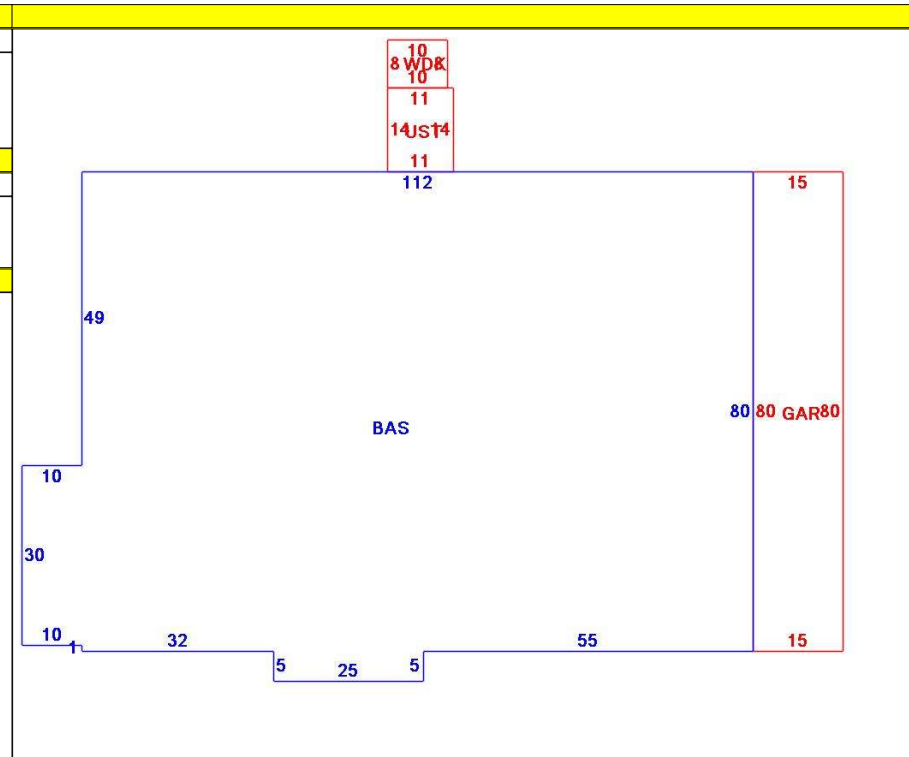
COST / MARKET VALUATION	
RCN	1,047,749
Year Built	1962
Effective Year Built	1990
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	806,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc 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
WDC	Wood Decking	L	80	20.00	1994		50	C	0.00	1,700
SOLF	Solar PV Watt-	B	47,940	1.50	1991		0		1.00	0
FGPL	Flagpole-25'	L	1	2229.00	1994		50		0.00	1,100
SGN2	DOUBLE SIDE	L	24	39.53	1994		50		0.00	500
PAV1	PAVING-ASPH	L	17,400	3.00	1994		50		0.00	26,100
PAT1	Patio- Average	L	1,038	5.89	1994		50		0.00	2,700
RFCC	Reinforced Con	L	176	7.25	1994		50		0.00	600
FNC5	FENCE-10'CHA	L	32	34.35	1994		50		0.00	500
FNC9	Fence Gate 10'	L	2	810.42	1994		50		0.00	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	9,385	9,385	9,385	106.65	1,000,929
GAR	Attached Garage	0	1,200	420	37.33	44,794
UST	Utility Enclosure	0	154	15	10.39	1,600
WDK	Wood Deck	0	80	4	5.33	427
Ttl Gross Liv / Lease Area		9,385	10,819	9,824		1,047,750



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CLASSIC REALTY MANAGEMENT LL								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
127 AIRPORT ROAD								COMMERC.	3220	840,800	840,800		
HYANNIS MA 02601								COM LAND	3220	363,000	363,000		
								COMMERC.	3400	449,500	449,500		
SUPPLEMENTAL DATA								Total				1,653,300	1,653,300
Alt Prcl ID				Plan Ref. 205/119								VISION	
Split Zonin				Land Ct#									
BID Parcel				#SR									
ResExpt Q				Life Estate									
#DL 1 PARCELA				PP STATU									
#DL 2													
GIS ID F_985415_2707945				Assoc Pid#									

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CLASSIC REALTY MANAGEMENT LLC							19807	0231	05-10-2005	U	I	100		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
POLHEMUS, PETER D ETAL TRS							17772	0126	10-08-2003	U	I	1,237,400	1	2023	3220	840,800	2022	3220	766,000	2021	3220	741,500
KNEALE, EDWARD H III TR							8576	0084	05-15-1993	U	I	259,000	1L		3220	363,000		3220	302,500		3220	302,500
FIRST AMERICAN BANK SAVINGS							7312	0341	10-15-1990	U	I	650,000	1L		3400	449,500		3400	390,100		3220	34,000
SHIELDS, ROBERT M							2274	0140	02-11-1975	Q		1	U								3400	354,600
														Total	1,653,300	Total	1,458,600	Total	1,468,100	Total	1,468,100	

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	Appraised Bldg. Value (Card)	1,196,500	
					Appraised Xf (B) Value (Bldg)	24,300	
					Appraised Ob (B) Value (Bldg)	69,500	
					Appraised Land Value (Bldg)	363,000	
					Special Land Value	0	
					Total Appraised Parcel Value	1,653,300	
					Valuation Method	C	
					Total Appraised Parcel Value	1,653,300	

NOTES												VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
TWIN BROOK INS 1ST FL EST FUS VACANT 6/20																

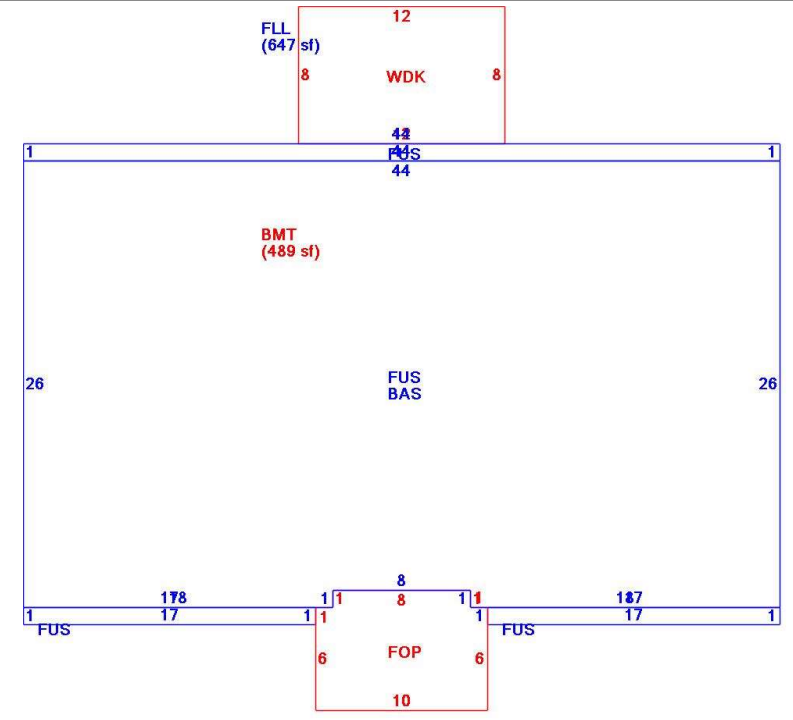
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		

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
2	3400	OFFICE BLD M9	B	4		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 1.00						Total Land Value		363,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	30	Cement Siding			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	02	Wall Brd/Wood			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3400	OFFICE BLD M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3160				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3400	OFFICE BLD M94	100
		0
		0

COST / MARKET VALUATION	
RCN	481,143
Year Built	1980
Effective Year Built	1994
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	389,700
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
PAV1	PAVING-ASPH	L	32,000	3.00	1985		32		0.00	30,700
SGN2	DOUBLE SIDE	L	24	39.53	1994		50		0.00	500
PAT1	Patio- Average	L	625	5.89	1994		50		0.00	1,800
FNC2	Fence-6' W/d	L	176	27.85	1994		50		0.00	2,500
ELVS	Elevator-Comm	B	1	30000.00	1994		81		0.00	24,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,136	1,136	1,136	162.99	185,155	
BMT	Basement Area	0	489	98	32.66	15,973	
FLL	Fin Lowr Level	647	647	550	138.55	89,644	
FOP	Open Porch	0	68	10	23.97	1,630	
FUS	Upper Story	1,214	1,214	1,153	154.80	187,926	
WDK	Wood Deck	0	96	5	8.49	815	
Ttl Gross Liv / Lease Area		2,997	3,650	2,952		481,143	

