

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MACGREGOR, MOLLY O TR WAREHOUSE CORP OF HYANNIS R 206 BREEDS HILL ROAD							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601							RESIDNTL	1120	6,465,000	6,465,000	
							RES LAND	1120	200,300	200,300	<b>VISION</b>
SUPPLEMENTAL DATA											
Alt Prcl ID			Split Zonin IND;INDltd		Plan Ref. 551/91, 403/55						
#DL 1 LOT 2			#DL 2		Land Ct#						
#DL 2					#SR						
GIS ID F_987053_2711707					Life Estate						
					PP STATU						
					Assoc Pid#						
							Total		6,665,300	6,665,300	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MACGREGOR, MOLLY O TR			32106 0217	06-21-2019	U	I	1,100,000	1K	Year	Code	Assessed	Year	Code	Assessed	
MSPCC MASS SOCIETY FOR THE PREV			10693 0276	04-11-1997	U	I	165,000	1K	2023	1120	6,529,900	2022	1120	4,703,500	
INDEPENDENCE PARK INC			2217 0277	08-01-1975	U		0			1120	185,900	2021	1120	142,500	
							Total		6,715,800	Total		4,846,000	Total		275,400

EXEMPTIONS			OTHER ASSESSMENTS					APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 5,940,500			
									Appraised Xf (B) Value (Bldg) 415,300			
									Appraised Ob (B) Value (Bldg) 109,200			
									Appraised Land Value (Bldg) 200,300			
									Special Land Value 0			
									Total Appraised Parcel Value 6,665,300			
									Valuation Method C			
									Total Appraised Parcel Value 6,665,300			

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	
BLDC-23-52	10-17-2023	881	Alt-Int work-Co	30,000		100		add bathroom, and kitchen to	01-18-2022	BM	22		22	Change of Address	
20-1669	07-01-2020	836	Sign	3,692	06-30-2021	100	06-30-2021	NEW FREE STANDING SIGN	06-10-2021	SR	02		02	Bldg Permit Completed	
20-1040	04-30-2020	888		150,000	06-10-2021	100	06-30-2021	install ductwork for air handler	01-09-2020	EO	03		40	Bldg Permit N/C	
19-3478	11-27-2019	881	Alt-Int work-Co	0	06-30-2021	100	06-30-2021	Fit out for common area (non-	02-22-2019	RB	03		16	In Office Review	
19-3477	11-27-2019	881	Alt-Int work-Co	0	06-30-2021	100	06-30-2021	tenant fit out for unit #311 for 2	02-20-2018	RB	03		16	In Office Review	
19-3475	11-27-2019	881	Alt-Int work-Co	0	06-30-2021	100	06-30-2021	tenant fit out for unit #301 for 2	02-22-2017	RB	03		16	In Office Review	
19-3473	11-27-2019	881	Alt-Int work-Co	0	06-30-2021	100	06-30-2021	tenant fit out for unit #211 for 2	04-04-2016	NF	03		16	In Office Review	

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1120	APTS 9+/M-07	SPLI	1	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	CI07	0.900	SITE EXCESS	1.0000	158,709.6	158,700
1	1120	APTS 9+/M-07	SPLI	1	1.260	AC 33,000.00	1.00000	1.0000	0	1.00		1.000		1.0000	33,000	41,600
Total Card Land Units					2.26	AC	Parcel Total Land Area					2.26	Total Land Value			200,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	14	Apartments			
Model	07	AptsResModl			
Grade:	B	Custom			
Stories	3	3 Stories			
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
RooF Structure	01	Flat			
RooF Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	23	Laminate			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms					
Full Baths					
Half Baths					
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105	29				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split					

**CONDO DATA**

Parcel Id		C		Owne	0.0
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

**COST / MARKET VALUATION**

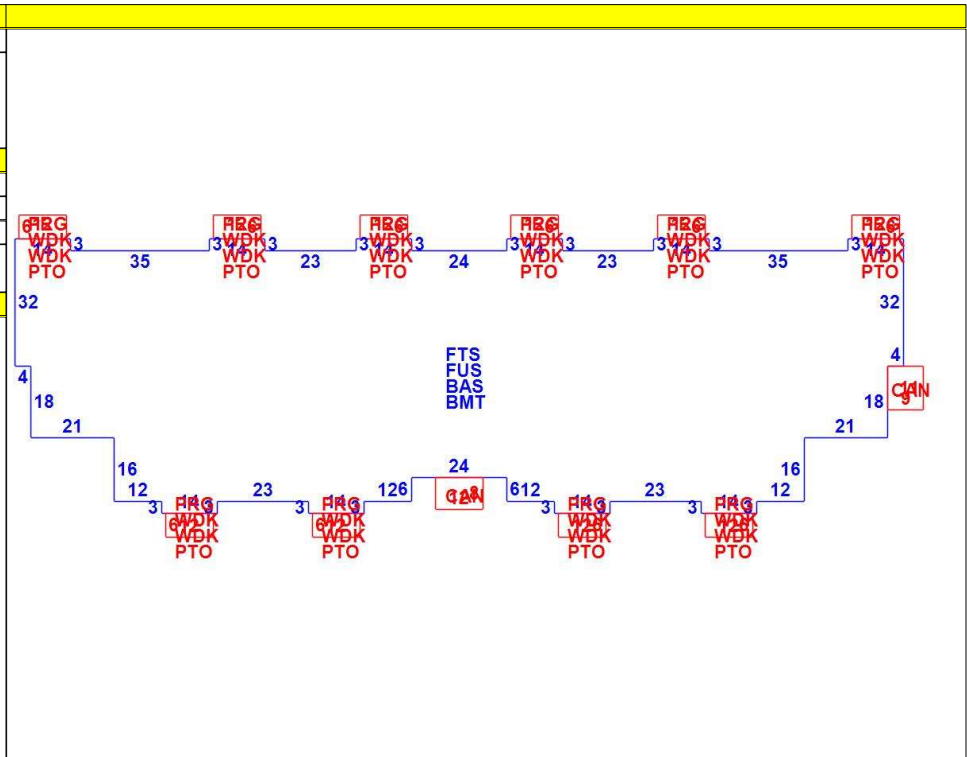
Building Value New	6,061,783
Year Built	2019
Effective Year Built	2017
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	2
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	98
RCNLD	5,940,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr 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	% Gd	Grade	Grade Adj.	Appr. Value
BMT	Basement-Unfi	B	13,44	26.01			98		0.00	253,200
PRG1	Pergola-Avg	L	720	18.00	2019		100	C	1.00	13,000
WDC	Deck comp w	L	1,440	28.00	2019		100		0.00	35,500
PAT1	Patio- Average	L	720	5.89	2019		100		0.00	4,000
TRS	Trash Encl-6'	L	1	3401.00	2019		100		0.00	3,400
SGN2	DOUBLE SID	L	18	39.53	2019		100		0.00	700
PAV1	PAVING-ASP	L	15,00	3.00	2019		100		0.00	45,000
SGNP	SIGN POST 6"	L	12	10.66	2019		100		0.00	100
LTHL	Halide Light Fl	L	5	1495.00	2019		100		0.00	7,500
SPR1	SPRINKLERS-	B	40,33	4.10	2019		98		0.00	162,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	13,444	13,444	13,444	144.75	1,946,047
BMT	Basement Area	0	13,444	2,689	28.95	389,238
CAN	Canopy	0	195	20	14.85	2,895
FTS	Finished Third Story	13,444	13,444	12,772	137.52	1,848,774
FUS	Upper Story	13,444	13,444	12,772	137.52	1,848,774
PRG	Pergola	0	720	72	14.48	10,422
PTO	Patio	0	720	36	7.24	5,211
WDC	Wood Deck	0	1,440	72	7.24	10,422
Ttl Gross Liv / Lease Area		40,332	56,851	41,877		6,061,783



12.12.2019