

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LOCKHART, CHARLES F ET AL TRS DUNBAR'S POINT TRUST 490 OCEAN STREET					7 Waterfront	Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601						COMMERC. COM LAND	3841 3841	2,496,700 1,158,100	2,496,700 1,158,100	
SUPPLEMENTAL DATA						Total		3,654,800	3,654,800	<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_990152_2695991				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LOCKHART, CHARLES F ET AL TRS CASTONGUAY, A HAROLD & MACIVOR, L R		12215 0763	0092 0161	04-22-1999 09-12-1950	U U	I	0 0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	3841 3841	2,496,700 1,158,100	2022	3841 3841	2,309,400 1,158,100	2021	3841 3841 3841	1,984,100 1,158,100 325,300
		Total						Total		3,654,800		Total		3,467,500		Total 3,467,500	

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										
WF01				HYAN										

NOTES														
--HYANNIS YACHT CLUB--														
Appraised Bldg. Value (Card)										2,121,000				
Appraised Xf (B) Value (Bldg)										50,400				
Appraised Ob (B) Value (Bldg)										325,300				
Appraised Land Value (Bldg)										1,158,100				
Special Land Value										0				
Total Appraised Parcel Value										3,654,800				
Valuation Method										C				
Total Appraised Parcel Value										3,654,800				

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-22-1	02-02-2022	803	Addn Alt-Comm	15,000		100		remove existing masonry hand	05-04-2020	GM	04		FR	Field Review	
16-102	03-23-2016	803	Addn Alt-Comm	20,000	06-30-2016	100	06-30-2016	ADDITION TO EXISTING BUI	01-26-2018	MD	22		22	Change of Address	
201307546	10-23-2013	CM	Commercial	38,200	06-30-2014	100	06-30-2014	REROOF STRIPPING OLD 10	07-06-2016	JR	01		02	Bldg Permit Completed	
200804870	09-04-2008	RE	Remodel	1,200,000	08-11-2011	100	06-30-2012	2 ADDN, 25X40+42X11;ALT;G	11-20-2012	DR	03		16	In Office Review	
86464	08-29-2005	NR	New Roof	3,300	12-31-2005	100	12-31-2005	STRIP&REROOF	07-27-2012	JR	01		02	Bldg Permit Completed	
82420	02-28-2005	RW	Repair Work	5,000	01-01-2006	100	01-01-2006	FIRE DMG-ADD/ALT	10-17-2008	NF	03		16	In Office Review	
76041	04-16-2004	OT	Other	0	06-30-2004	100	06-30-2004	2 HEAT BOILERS-GAS	01-22-2004	MF	04		44	Drive by inspection only	

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	3841	YACHT CLUB M	RB	4		0.720	AC	330,000.00	1.03703	C	2.00	WF01	2.350	IU/MKT	0	1,608,453	1,158,100
Total Card Land Units						0.72	AC	Parcel Total Land Area: 0.72						Total Land Value		1,158,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	107	Club House			
Model	94	Commercial			
Grade	B	Custom			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heating	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	3841	YACHT CLUB M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	3841				
Sewer Occupan					
			<b>MIXED USE</b>		
			Code	Description	Percentage
			3841	YACHT CLUB M94	100
					0
					0
			<b>COST / MARKET VALUATION</b>		
		RCN			2,524,943
		Year Built			1927
		Effective Year Built			1999
		Depreciation Code			E
		Remodel Rating			
		Year Remodeled			
		Depreciation %			16
		Functional Obsol			0
		External Obsol			0
		Trend Factor			1
		Condition			
		Condition %			
		Percent Good			84
		RCNLD			2,121,000
		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
PAV1	PAVING-ASPH	L	16,000	3.00	1985		32		0.00	15,400
DKHD	Dock-Heavy	L	1	205000.0	2002		66		0.00	135,300
DKSL	Dock-Marina Ql	L	18	7625.00	2002		66		0.00	90,600
LDDK	Loading Dock -	L	40	22.68	1985		32		0.00	300
WDC	Wood Decking	L	2,074	20.00	2010		82		0.00	29,700
ELVS	Elevator-Comm	B	2	30000.00	1999		84		0.00	50,400
GEN2	Commercial Ge	L	1	61500.00	2010		82		0.00	50,400
TRSH	Trash Encl-3 sid	L	1	5643.00	2001		64		0.00	3,600

BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BAS	First Floor	6,008	6,008	6,008	184.14	1,106,320		
CAN	Canopy	0	120	12	18.41	2,210		
CLP	Loading Platform	0	40	4	18.41	737		
FLL	Fin Lowr Level	6,868	6,868	5,838	156.53	1,075,016		
FPC	Open Porch Conc. Floor	0	354	53	27.57	9,759		
FUS	Upper Story	1,596	1,596	1,516	174.91	279,158		
PTO	Patio	0	3,544	177	9.20	32,593		
WDK	Wood Deck	0	2,074	104	9.23	19,151		
Ttl Gross Liv / Lease Area		14,472	20,604	13,712		2,524,944		

