

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BAXTER, SAMUEL T & REBECCA CA PLEASANT STREET REALTY TRUST 177 PLEASANT ST					7 Waterfront	Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601						COMMERC. COM LAND	3260 3260	1,310,500 1,110,000	1,310,500 1,110,000	
SUPPLEMENTAL DATA										VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT PAR2 #DL 2 GIS ID F_990068_2699891			Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#							
						Total		2,420,500	2,420,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BAXTER, SAMUEL T & REBECCA CARSON		2135 0154	12-31-1974	U		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	3260 3260	1,310,500 1,110,000	2022	3260 3260	1,039,000 1,110,000	2021	3260 3260 3260	911,600 1,110,000 134,100
								Total		2,420,500	Total		2,149,000	Total		2,155,700

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)						1,176,400		
WF03								HYAN		Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						134,100		
										Appraised Land Value (Bldg)						1,110,000		
										Special Land Value						0		
										Total Appraised Parcel Value						2,420,500		
										Valuation Method						C		
										Total Appraised Parcel Value						2,420,500		

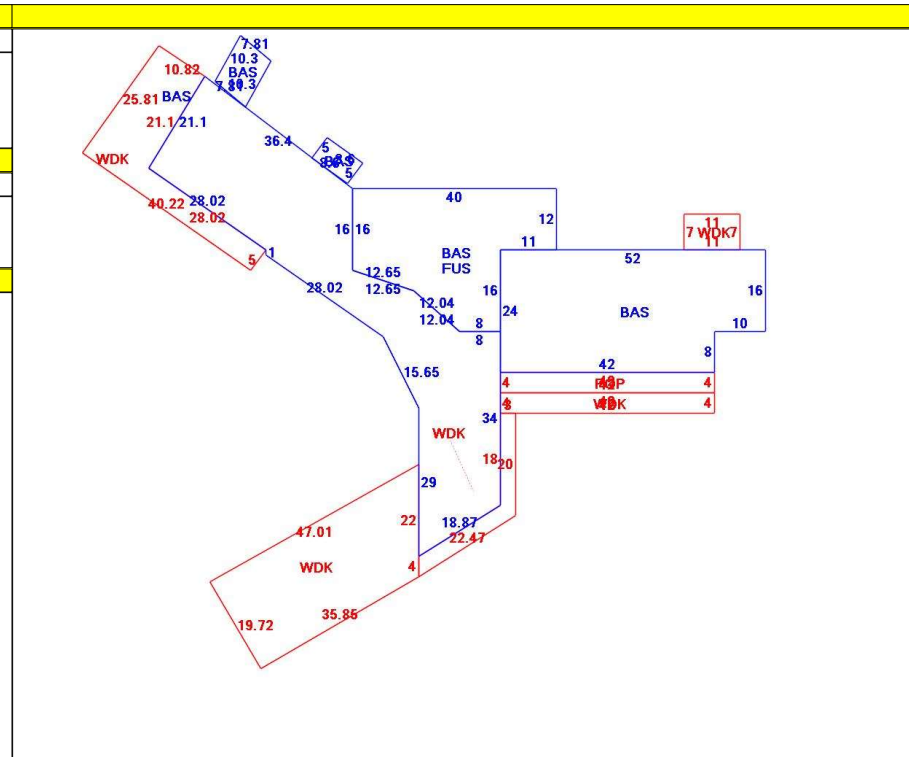
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
34063	10-15-1998	NR	New Roof	15,000	01-01-1999	100				04-29-2020	GM	04		FR	Field Review
11321	10-01-1995	RW	Repair Work	10,000	01-15-1996	100		HY REPAIR		02-22-2017	JR	01		03	Cycl Insp Comp
B25619	10-01-1983	CM	Commercial	0		100		HY EN/POR		10-15-2008	NF	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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	3260	REST/CLUBS M	HH	4		0.450 AC	275,000.00	1.47532	0	1.60	WF03	3.800	MKT/W/051		0	2,466,750		
Total Card Land Units						0.45 AC	Parcel Total Land Area: 0.45						Total Land Value					1,110,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	09	Pine/Soft Wood			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	03	0 Full-3 Half			
Rms/Partitions	04	EXTENSIVE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3260				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3260	REST/CLUBS M94	100
		0
		0

COST / MARKET VALUATION		
RCN		871,386
Year Built		1947
Effective Year Built		1987
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	25	
Functional Obsol	0	
External Obsol		
Trend Factor	1	
Condition	UA	
Condition %	60	
Percent Good	135	
RCNLD		1,176,400
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	15,000	3.00	1995		52		0.00	23,400
FNC3	FENCE-6' CHAI	L	64	22.04	1995		52		0.00	700
DKHD	Dock-Heavy	L	1	205000.0	1995		52		0.00	106,600
SGN3	DBL SIDED W/I	L	24	199.92	1999		60		0.00	2,900
SPO2	SIGN POST ST	L	12	73.02	1999		60		0.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,783	3,783	3,783	187.88	710,749	
FOP	Open Porch	0	168	25	27.96	4,697	
FUS	Upper Story	788	788	749	178.58	140,722	
WDK	Wood Deck	0	1,619	81	9.40	15,218	
Ttl Gross Liv / Lease Area		4,571	6,358	4,638		871,386	



9.1.2016