

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
105 PLEASANT REALTY LLC								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
105 PLEASANT STREET								COMMERC.	3400	304,600	304,600	
HYANNIS MA 02601								COM LAND	3400	382,400	382,400	<b>VISION</b>
SUPPLEMENTAL DATA								Total				
Alt Prcl ID				Plan Ref. 91/135								
Split Zonin				Land Ct#								
#DL 1 PARCELA				Life Estate								
#DL 2				PP STATU								
GIS ID F_989939_2700532				Assoc Pid#								

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
105 PLEASANT REALTY LLC				33553	0055	12-08-2020	U	I	550,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
H&B PETROLEUM INC				27585	0224	07-31-2013	Q	I	525,000	00	2023	3400	304,600	2022	3400	304,600	2021	3400	274,200	
CHRISTYS OF CAPE COD LLC				11431	0198	05-15-1998	U	I	175,000	1		3400	382,400		3400	334,600		3400	334,600	
TRATT, ELLEN R TR				4704	0263	09-15-1985	U	I	1	A								3400	13,100	
TRATT, GARY E & ELLEN R				3182	0062	10-30-1980	U	I	0		Total			Total			Total			
									687,000			687,000			639,200			621,900		

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				
CI17				HYAN				

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	267,400		
												Appraised Xf (B) Value (Bldg)	23,600		
												Appraised Ob (B) Value (Bldg)	13,600		
												Appraised Land Value (Bldg)	382,400		
												Special Land Value	0		
												Total Appraised Parcel Value	687,000		
												Valuation Method	C		
												Total Appraised Parcel Value	687,000		

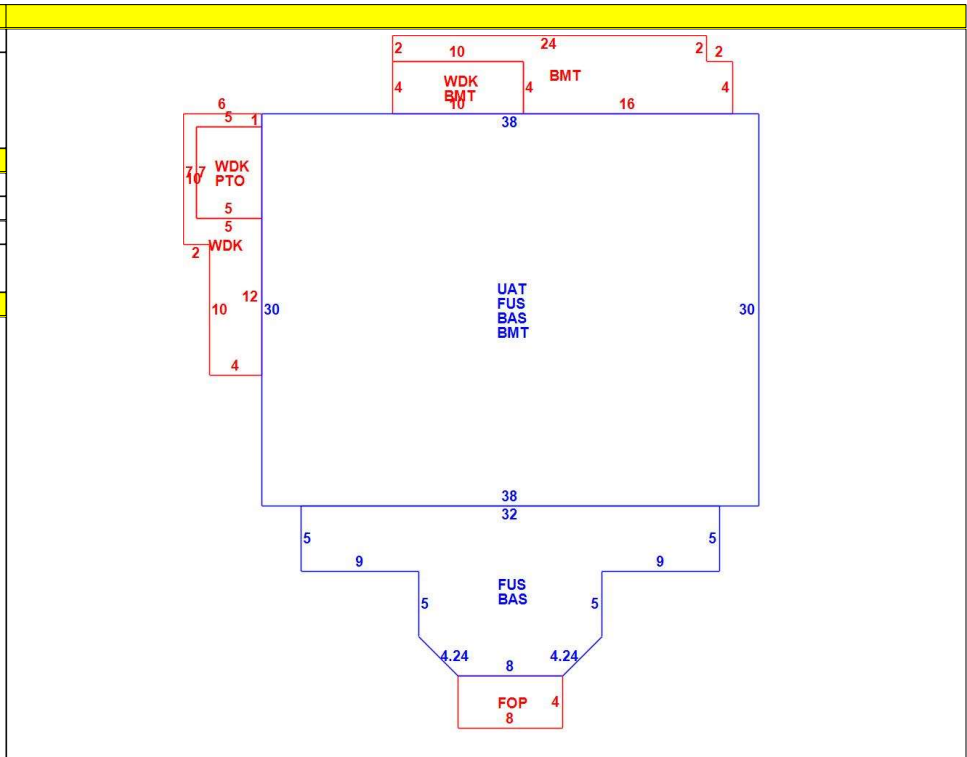
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPC-22-3	04-26-2022	835	Sid/Wind/Roof/	8,000	06-30-2022	100	06-30-2022	Roof (not applying more than 1		07-24-2021	CK	02		03	Cycl Insp Comp
SM-21-45	04-05-2021	834	Sheet Metal	3,500	06-30-2021	100	06-30-2021	INSULATED, GALVANIZED S		07-08-2021	BM	22		22	Change of Address
16-3593	12-28-2016	835	Sid/Wind/Roof/	0	06-30-2017	100	06-30-2017	To Replace Frnton Door Uni		04-30-2020	GM	04		FR	Field Review
32532	08-04-1998	RA	Remodel-Additi	160,000	01-01-1999	100				01-14-2015	JR	03		03	Cycl Insp Comp
B22969	03-02-1981	RE	Remodel	74,000		100		HY REM H		08-19-2013	DR	03		16	In Office Review
B22969A	03-01-1981	RE	Remodel	0	01-15-1982	100		HY REM/PR		02-10-2012	TP	03		16	In Office Review
										09-23-2008	JR	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	340R	OFFICE BLD M-	HH	4	0.260	AC	330,000.00	2.22843	1.0000	C	1.00	CI17	2.000		1.0000	1,470,777	382,400
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value			382,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	00				
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt					
Rms Prts					
Bath Split					

CONDO DATA				
Parcel Id		C	Ownr	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	387,592
Year Built	1920
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	04
Year Remodeled	1998
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	267,400
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	% Gd	Grade	Grade Adj.	Appr. Value
PAV1	PAVING-ASP	L	5,400	3.00	1999		60		0.00	9,700
BMT	Basement-Unfi	B	1,292	26.01	1979		69		0.00	21,900
WDC	Wood Decking	L	140	20.00	1999		60		0.00	2,400
FGPL	Flagpole-25'	L	1	2229.00	1999		60		0.00	1,300
PAT1	Patio- Average	L	35	5.89	1996		77		0.00	200
FOP	Open Porch-ro	B	32	55.00	1979		69		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,403	1,403	1,403	132.74	186,230
BMT	Basement Area	0	1,292	0	0.00	0
FOP	Open Porch	0	32	0	0.00	0
FUS	Upper Story	1,403	1,403	1,403	132.74	186,230
PTO	Patio	0	35	0	0.00	0
UAT	Attic, Unfinished	0	1,140	114	13.27	15,132
WDK	Wood Deck	0	140	0	0.00	0
Ttl Gross Liv / Lease Area		2,806	5,445	2,920		387,592

