

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VIEGAS, PAMELA & DEMARTINO, SU C/O HYANNIS HARBOR TOURS, INC 22 CHANNEL POINT ROAD					7 Waterfront	Description	Code	Appraised	Assessed
						COMMERC.	3222	846,900	846,900
HYANNIS MA 02601		<b>SUPPLEMENTAL DATA</b>				COM LAND	3222	579,000	579,000
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_989611_2700058		Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		1,425,900	1,425,900

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
VIEGAS, PAMELA & DEMARTINO, SUSAN T		17115	0150	06-19-2003	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
DOANE, MARY ANN TR		P076	0	03-15-1992	U	I	1	A	2023	3222	846,900	2022	3222	834,400	2021	3222	123,800	
DOANE, MARY ANN TR		2080	0236	08-07-1974	U		0			3222	579,000		3222	579,000		3222	579,000	
		Total								1,425,900		Total		1,413,400		Total		1,414,200

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										APPRAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card)						137,100
										Appraised Xf (B) Value (Bldg)						0
										Appraised Ob (B) Value (Bldg)						709,800
										Appraised Land Value (Bldg)						579,000
										Special Land Value						0
										Total Appraised Parcel Value						1,425,900
										Valuation Method						C
										Total Appraised Parcel Value						1,425,900

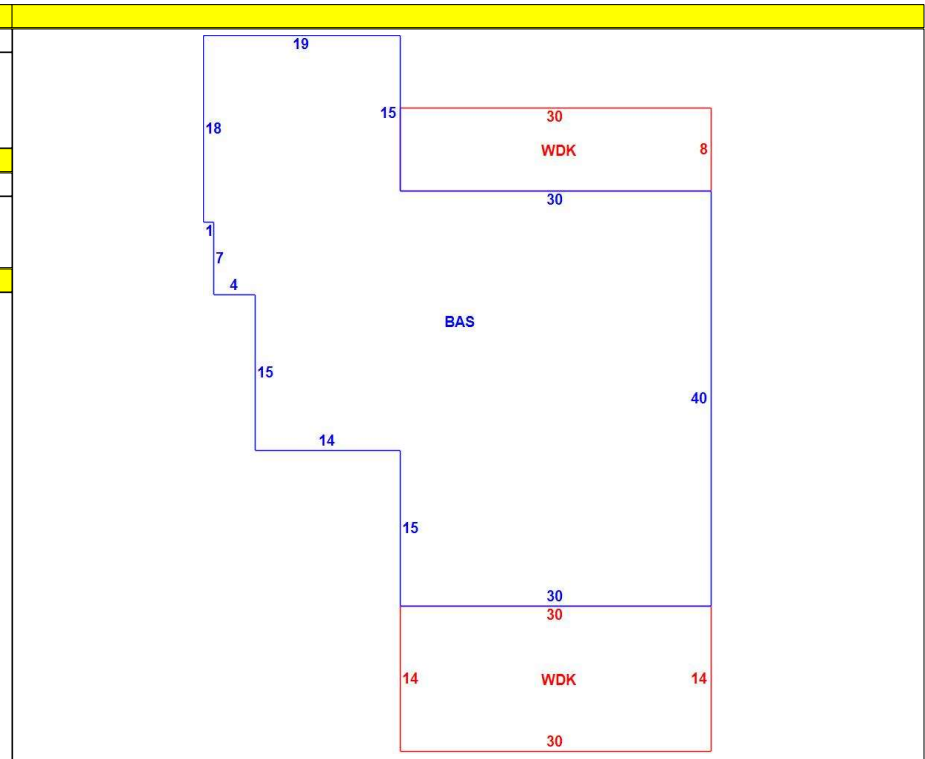
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
B17425	11-01-1974	NC	New Constructi	0		100		HY ADD'N	08-01-2021	CK	02		03	Cycl Insp Comp	
									04-29-2020	GM	04		FR	Field Review	
									01-14-2015	JR	03		03	Cycl Insp Comp	
									08-19-2010	TP	03		16	In Office Review	
									10-01-2008	NF	03		16	In Office Review	
									07-17-2008	NF	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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3222	COMM BLDG	HH	4		0.720	AC	330,000.00	1.03703	C	1.00	WF01	2.350		0	804,210	579,000
Total Card Land Units						0.72	AC	Parcel Total Land Area: 0.72						Total Land Value		579,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	Comm Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	3222	COMM BLDG			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3251				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3222	COMM BLDG	100
		0
		0

COST / MARKET VALUATION		
RCN		195,820
Year Built		1940
Effective Year Built		1981
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	30	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	70	
RCNLD		137,100
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	1,944	3.00	1985		32		0.00	1,900
SHED	Shed	L	144	18.00	1985		32		0.00	800
PKKG	Gravel Pkg Lot	L	20,000	1.06	1985		32		0.00	6,800
MSC1	PKG \$	L	1	700000.0	1985		100		0.00	700,000
SGN2	DOUBLE SIDE	L	12	39.53	1996		54		0.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,878	1,878	1,878	102.47	192,439	
WDK	Wood Deck	0	660	33	5.12	3,382	
Ttl Gross Liv / Lease Area		1,878	2,538	1,911		195,821	

