

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HYANNIS HARBOR TOURS INC					7 Waterfront	Description	Code	Appraised	Assessed
22 CHANNEL POINT ROAD		SUPPLEMENTAL DATA				COMMERC.	3260	982,300	982,300
HYANNIS MA 02601						COM LAND	3260	456,800	456,800
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 UNNUM LOT #DL 2 GIS ID F_989670_2699863		Plan Ref. Land Ct# 15494-A #SR Life Estate PP STATU Assoc Pid#		Total		1,439,100	1,439,100		

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HYANNIS HARBOR TOURS INC		C884 0	04-15-1982	Q	I	225,000	U	Year	Code	Assessed	Year	Code	Assessed
								2023	3260	982,300	2022	3260	769,100
									3260	456,800		3260	456,800
									3260		2021	3260	55,800
								Total		1,439,100	Total		1,225,900
								Total			Total		1,221,700

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)					923,700		
WF01							HYAN		Appraised Xf (B) Value (Bldg)					0		
								Appraised Ob (B) Value (Bldg)					58,600			
								Appraised Land Value (Bldg)					456,800			
								Special Land Value					0			
								Total Appraised Parcel Value					1,439,100			
								Valuation Method					C			
								Total Appraised Parcel Value					1,439,100			

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	
83295	04-08-2005	NR	New Roof	14,000		100			08-01-2021	CK	02		03	Cycl Insp Comp	
B24968	04-01-1983	AD	Addition	0		100		HY ADD'N	04-29-2020	GM	04		FR	Field Review	
									02-01-2017	AL	22		22	Change of Address	
									01-14-2015	JR	03		03	Cycl Insp Comp	
									04-02-2013	DR	03		16	In Office Review	
									03-26-2013	DR	03		16	In Office Review	
									08-19-2010	TP	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		0.170 AC	275,000.00	2.37575	0	1.75	WF01	2.350	LOC/UA/W/066		0	2,686,832.5	456,800
Total Card Land Units						0.17	AC	Parcel Total Land Area: 0.17						Total Land Value		456,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
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	04	Plywood Panel			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2	14	Carpet			
Heating Fuel	01	None			
Heating Type	01	None			
AC Type	01	None			
Size Adj Tbl	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	04	0 Full-4 Half			
Rms/Partitions	03	ABOVE AVERAGE			
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	637,016
Year Built	1920
Effective Year Built	1981
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UA
Condition %	75
Percent Good	145
RCNLD	923,700
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
SHD2	Shed w/Elec	L	80	26.00	1985		32		0.00	700
BLK	Bulkheading	L	95	869.29	1985		32		0.00	26,400
WDC	Wood Deck w/o	L	3,000	18.00	1999		60		0.00	28,000
SGN2	DOUBLE SIDE	L	24	39.53	2000		62		0.00	600
SGNP	SIGN POST 6"	L	16	10.66	2000		62		0.00	100
PAV1	PAVING-ASPH	L	1,152	3.00	2010		82		0.00	2,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,806	3,806	3,806	166.37	633,189	
PTO	Patio	0	225	11	8.13	1,830	
WDK	Wood Deck	0	232	12	8.61	1,996	
Ttl Gross Liv / Lease Area		3,806	4,263	3,829		637,015	

