

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HYANNIS HARBOR TOURS INC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
22 CHANNEL POINT RD								COMMERC.	3250	935,600	935,600	
HYANNIS MA 02601								COM LAND	3250	433,300	433,300	
SUPPLEMENTAL DATA												
Alt Prcl ID						Plan Ref.						VISION
Split Zonin						Land Ct# 12953-F						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 LOT D-5						PP STATU						
#DL 2												
GIS ID F_989637_2698991						Assoc Pid#						
									Total	1,368,900	1,368,900	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HYANNIS HARBOR TOURS INC				C176	0	04-01-2005	U	I	432,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
R.F. & R. M., LLP				C169	0	06-09-2003	U	I	425,000	1B	2023	3250	935,600	2022	3250	945,000	2021	3250	929,000
BUCKLEY, DONALD J TR				C139	0	02-15-1996	U	I	300,000	1B		3250	433,300		3250	390,000		3250	390,000
LYONS, HENRY A & CAROLA				C133	0	03-15-1994	U	I	415,000	L								3250	16,000
CAPE COD BANK & TRUST				C133	0	03-15-1994	U	I	0	L									
									Total	1,368,900	Total	1,335,000	Total	1,335,000	Total	1,335,000			

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												
CI23				HYAN												

NOTES												APPRAISED VALUE SUMMARY						
2 RESTAURANTS 1ST FL												Appraised Bldg. Value (Card)						801,600
OFFICES UP												Appraised Xf (B) Value (Bldg)						118,000
												Appraised Ob (B) Value (Bldg)						16,000
												Appraised Land Value (Bldg)						433,300
												Special Land Value						0
												Total Appraised Parcel Value						1,368,900
												Valuation Method						C
												Total Appraised Parcel Value						1,368,900

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
20-945	08-06-2020	803	Addn Alt-Comm	0		100		Remove existing dumpster an		06-30-2020	TR	02		02	Bldg Permit Completed
19-4202	02-11-2020	888		9,000	06-30-2020	100	06-30-2020	Installation of Exhaust Hood S		04-29-2020	GM	04		FR	Field Review
19-3658	11-21-2019	803	Addn Alt-Comm	230,000	01-10-2020	100	06-30-2020	Eliminate double entry door int		02-06-2020	SR	01		03	Cycl Insp Comp
200802206	04-29-2008	CM	Commercial	10,530	07-16-2008	100	06-30-2008	REMOVEABLE-PP		07-16-2008	NF	01		00	Meas/Listed-Interior Acces
200705796	09-25-2007	CM	Commercial	1,700,000	07-16-2008	100	06-30-2008	NEW CONST		01-25-2006	PT	04		46	Vacant Lot
75979	04-13-2004	DE	Demolish		08-12-2005	100	01-01-2005	DEMO RESTAURANT		08-12-2005	GB	02		02	Bldg Permit Completed
B26357	04-01-1984	CM	Commercial	25,000	06-15-1986	100	12-31-1986	HYADD							

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	3250	OFFC/RETAIL M	HH	4		0.170	AC	330,000.00	3.08972	C	1.00	CI23	2.500		0	2,549,019	433,300
Total Card Land Units						0.17	AC	Parcel Total Land Area: 0.17						Total Land Value		433,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	B	Custom			
Stories	2				
Occupancy	4.00				
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	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	3250	OFFC/RETAIL M94			
Total Rooms	0				
Bedrooms	0				
Full Bathrooms	0				
Bath Split	0				
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3250	OFFC/RETAIL M94	100
		0
		0

COST / MARKET VALUATION	
RCN	826,375
Year Built	2008
Effective Year Built	2015
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	3
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	97
RCNLD	801,600
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
ELV2	Elevator-Hotel 2	B	1	61667.00	2016		97		0.00	59,800
RFCC	Reinforced Con	L	229	7.25	2008		78		0.00	1,300
SPO2	SIGN POST ST	L	16	73.02	2008		78		0.00	900
SGN2	DOUBLE SIDE	L	168	39.53	2008		78		0.00	5,200
PAV1	PAVING-ASPH	L	2,400	3.00	2008		78		0.00	5,600
PAD	A/C Pad-compr	L	9	421.62	2008		78		0.00	3,000
ELVS	Elevator-Comm	B	2	30000.00	2016		97		0.00	58,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,674	2,674	2,674	181.38	485,014	
FOP	Open Porch	0	217	33	27.58	5,986	
FPC	Open Porch Conc. Floor	0	130	20	27.90	3,628	
FUS	Upper Story	1,851	1,851	1,758	172.27	318,869	
PTO	Patio	0	966	48	9.01	8,706	
WDK	Wood Deck	0	465	23	8.97	4,172	
Ttl Gross Liv / Lease Area		4,525	6,303	4,556		826,375	

