

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
HYANNIS HARBOR TOURS INC						7	Waterfront	Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
22 CHANNEL POINT ROAD								COMMERC.	3250	1,125,800	1,125,800		
HYANNIS MA 02601								COM LAND	3250	886,200	886,200		
SUPPLEMENTAL DATA													
Alt Prcl ID						Plan Ref.							
Split Zonin						Land Ct# 12953-C; 12953-F							
BID Parcel						#SR							
ResExpt Q						Life Estate							
#DL 1 LOTS A3 & A4; LOT D4						PP STATU							
#DL 2						Assoc Pid#							
GIS ID F_989714_2699059						Total						2,012,000	2,012,000

VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HYANNIS HARBOR TOURS INC				C570 0	12-08-1972	U		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
										2023	3250	1,125,800	2022	3250	1,125,800	2021	3250	1,004,900
											3250	886,200		3250	886,200		3250	886,200
																	3250	128,700
										Total			Total			Total		
										2,012,000			2,012,000			2,019,800		

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																				
Nbhd		Nbhd Name		B		Tracing		Batch												
WF01								HYAN												
NOTES																				
TICKET OFFC HYLINE CRUISES				UA = LOC/MKT/INC/USE ADJ																
OFFCS UP																				
				(PART SPP)																
												Total Appraised Parcel Value				2,012,000				

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
19-3261	10-31-2019	881	Alt-Int work-Co	267,000	06-30-2020	100	06-30-2020	All Work Required to Provide a	06-30-2020	TR	02		02	Bldg Permit Completed
67632	03-24-2003	DK	Dock	59,000	08-24-2004	100	01-01-2005	DOCK, GANGWAY PILES	05-01-2020	GM	04		FR	Field Review
27675	12-08-1997	RA	Remodel-Additi	450,000	01-01-1999	100	12-31-1997	TERMINAL	02-06-2020	SR	01		13	CALL BACK
9293	07-01-1995	CM	Commercial	3,500	01-15-1996	100	12-31-1995	HY AWNING	02-01-2017	AL	22		22	Change of Address
B23625	11-02-1981	CM	Commercial	18,000		100	12-31-1982	HY DOR/AD	06-09-2011	JR	03		16	In Office Review
B23625A	11-01-1981	CM	Commercial	0		100	12-31-1982	HY DORMER	07-16-2008	NF	02		01	Meas/Est
B22930	03-01-1981	AD	Addition	0	01-15-1982	100	12-31-1982	HY ADD'N	08-24-2004	PT	02		02	Bldg Permit Completed

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		0.610	AC	330,000.00	1.15846	C	1.00	WF03	3.800		0	1,452,726	886,200
Total Card Land Units						0.61	AC	Parcel Total Land Area: 0.61						Total Land Value		886,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	2				
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	14	Carpet	RCN		772,974
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1971
Heating Type	05	Hot Water	Effective Year Built		1992
AC Type	03	Central	Depreciation Code		G
Size Adj Tbl	3250	OFFFC/RETAIL M94	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		21
Full Bathrooms	0		Functional Obsol		0
Bath Split	02	0 Full-2 Half	External Obsol		0
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	02	HEAT/AC SPLIT	Condition		UA
Frame Type	02	WOOD FRAME	Condition %		50
Baths/Plumbing	02	AVERAGE	Percent Good		129
Ceiling/Wall	06	CEIL & WALLS	RCNLD		997,100
Common Wall	00	0%	Dep % Ovr		
Wall Height	10.00		Dep Ovr Comment		
1st Floor Use:	3150		Misc Imp Ovr		
Sewer Occupan			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
BLK	Bulkheading	L	58	869.29	1985		32		0.00	16,100
PAV1	PAVING-ASPH	L	16,000	3.00	1985		32		0.00	15,400
PAV2	PAVING-CONC	L	2,856	6.00	1987		36		0.00	6,200
LP10	Light Pole per L	L	56	108.16	1987		36		0.00	2,200
LTHL	Halide Light Fix	L	7	1495.00	1987		36		0.00	3,800
DKSP	Large Ship/Ferr	L	2,250	118.04	1985		32		0.00	85,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,237	3,237	3,237	123.48	399,699	
CAN	Canopy	0	661	66	12.33	8,150	
FOP	Open Porch	0	64	10	19.29	1,235	
FTS	Finished Third Story	1,040	1,040	988	117.30	121,997	
FUS	Upper Story	2,008	2,008	1,908	117.33	235,597	
WDK	Wood Deck	0	1,024	51	6.15	6,297	
Ttl Gross Liv / Lease Area		6,285	8,034	6,260		772,975	

