

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ACK N BAX REALTY, LLC							Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
104 PLEASANT STREET SUITE 2							RESIDENTL	0105	96,320	96,320	
							RES LAND	0105	117,200	117,200	
HYANNIS MA 02601							COMMERC.	031X	144,480	144,480	
							COM LAND	031X	175,800	175,800	
SUPPLEMENTAL DATA							Total		533,800	533,800	VISION
Alt Prcl ID			Plan Ref. 80/3								
Split Zonin			Land Ct#								
BID Parcel			#SR								
ResExpt Q			Life Estate								
#DL 1 PARCELA			PP STATU								
#DL 2											
GIS ID F_990091_2700589			Assoc Pid#								

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ACK N BAX REALTY, LLC							31784	0232	01-16-2019	Q	I	500,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SWEENEY, ANNE & PARMENTER, JANET TR							31784	0231	04-17-2006	U	I	0	1F	2023	0105	96,320	2022	0105	96,320	2021	0105	93,800
DROUIN, PAUL F & SWEENEY, ANNE TRS							20211	0293	08-30-2005	U	I	1	1A		0105	117,200		0105	97,680		0105	97,680
DROUIN, PAUL F							9362	0061	09-13-1994	U	I	1			031X	144,480		031X	144,480		0105	2,520
VACHON, INC							6854	0162	08-23-1989	U	I	1	B		031X	175,800		031X	146,520		031X	140,700
							Total							533,800		Total		485,000		Total		485,000

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			
0107				HYAN			

NOTES												VISIT / CHANGE HISTORY					
-CAPE COD FINANCIAL SVCS						F = LO/SO/AGE(ROOF BUCKLED)						Date	Id	Type	Is	Cd	Purpost/Result
-ATTY + 1												05-12-2020	WD			FR	Field Review
- 3 APTS												05-06-2020	GM	04		FR	Field Review
												10-12-2018	SR	02		03	Cycl Insp Comp
												01-14-2015	JR	03		03	Cycl Insp Comp
												07-01-2011	JR	02		03	Cycl Insp Comp
												05-04-2011	RB	03		16	In Office Review
												02-03-2005	MF	04		44	Drive by inspection only
-NATURAL-												Total Appraised Parcel Value				533,800	

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
19-1662	05-24-2019	836	Sign	0	06-30-2019	100	06-30-2019	Baxter's Sign restaurant/boat r		05-12-2020	WD			FR	Field Review
18-2174	07-06-2018	836	Sign	0	06-30-2019	100	06-30-2019	24"x16" = 2.7 sq ft Hanging sig		05-06-2020	GM	04		FR	Field Review
201101994	04-20-2011	RW	Repair Work	3,000	06-30-2011	100	06-30-2011	REPAIR TO DECK,FENCE,HA		10-12-2018	SR	02		03	Cycl Insp Comp
79807	10-08-2004	NR	New Roof	2,800	02-03-2005	100	01-01-2005			01-14-2015	JR	03		03	Cycl Insp Comp
33946	10-09-1998	WD	Wood Deck	5,000	06-30-1999	100	06-30-1999			07-01-2011	JR	02		03	Cycl Insp Comp
										05-04-2011	RB	03		16	In Office Review
										02-03-2005	MF	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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	031X	MU OFFICE	HH	4		0.380	AC	330,000.00	1.63955	C	0.95	Cl13	1.500	EASMNT/ABUTTS PUMP	0	771,012	293,000
Total Card Land Units						0.38	AC	Parcel Total Land Area: 0.38						Total Land Value		293,000	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
Style	23	Res Typ Com							
Model	94	Commercial							
Grade	B	Custom							
Stories	1								
Occupancy	6.00								
Exterior Wall 1	14	Wood Shingle							
Exterior Wall 2									
Roof Structure	03	Gable/Hip							
Roof Cover	03	Asph/F GlS/Cmp							
Interior Wall 1	03	Plastered							
Interior Wall 2									
Interior Floor 1	09	Pine/Soft Wood	RCN		360,694				
Interior Floor 2									
Heating Fuel	02	Oil	Year Built		1792				
Heating Type	05	Hot Water	Effective Year Built		1981				
AC Type	01	None	Depreciation Code		VG				
Size Adj Tbl	031X	MU OFFICE	Remodel Rating						
Total Rooms			Year Remodeled						
Bedrooms	03		Depreciation %		30				
Full Bathrooms	3		Functional Obsol		5				
Bath Split	32	3 Full-2 Half	External Obsol		0				
Rms/Partitions	02	AVERAGE	Trend Factor		1				
Heat/AC	00	NONE	Condition						
Frame Type	02	WOOD FRAME	Condition %						
Baths/Plumbing	02	AVERAGE	Percent Good		65				
Ceiling/Wall	06	CEIL & WALLS	RCNLD		234,500				
Common Wall	00	0%	Dep % Ovr						
Wall Height	8.00		Dep Ovr Comment						
1st Floor Use:	010J		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
PKKG	Gravel Pkg Lot	L	3,300	1.06	2017		96		0.00	3,400
PAV1	PAVING-ASPH	L	1,000	3.00	2017		96		0.00	2,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,128	1,128	1,128	149.91	169,103	
BMT	Basement Area	0	48	10	31.23	1,499	
FBM	Fin Bsmnt	540	1,080	432	59.97	64,763	
FHS	Half Story	864	1,080	810	112.44	121,431	
WDK	Wood Deck	0	526	26	7.41	3,898	
Ttl Gross Liv / Lease Area		2,532	3,862	2,406		360,694	

