

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAPE COD LODGE 226 IOOF								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA VISION
354 MAIN STREET								COMMERC.	3250	1,274,800	1,274,800	
HYANNIS MA 02601								COM LAND	3250	190,700	190,700	
SUPPLEMENTAL DATA												
Alt Prcl ID				Plan Ref.								
Split Zonin				Land Ct#								
BID Parcel YES				#SR								
ResExpt Q				Life Estate								
#DL 1				PP STATU								
#DL 2				Assoc Pid#								
GIS ID F_988786_2701150								Total				1,465,500
												1,465,500

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CAPE COD LODGE 226 IOOF				0415	0026	12-23-1924	Q		40,000	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
											2023	3250	1,274,800	2022	3250	1,274,800	2021	3250	1,274,800
												3250	190,700		3250	190,700		3250	190,700
											Total		1,465,500	Total		1,465,500	Total		1,465,500

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								APPROAISED VALUE SUMMARY												
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				1,209,600						
CI11								HYAN		Appraised Xf (B) Value (Bldg)				65,200						
								Appraised Ob (B) Value (Bldg)				0								
								Appraised Land Value (Bldg)				190,700								
								Special Land Value				0								
								Total Appraised Parcel Value				1,465,500								
								Valuation Method				C								
								Total Appraised Parcel Value				1,465,500								

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
19-2484	08-19-2019	836	Sign	0		100		Directional wall sign on rear w		04-29-2020	GM	04		FR	Field Review
19-2483	08-19-2019	836	Sign	0		100		One hardship location A frame		07-26-2016	JR	03		16	In Office Review
201302015	04-03-2013	CM	Commercial	15,000	06-30-2013	100	06-30-2013	REROOF STRIPPING OLD		05-12-2016	NF	03		16	In Office Review
201106959	12-09-2011	CM	Commercial	2,100	06-30-2012	100	06-30-2012	REROOF RUBBER ROOF		03-22-2016	NF	01		24	EXEMPT INSP
10880	10-01-1995	RE	Remodel	1,400	01-15-1996	100	06-30-1996	HY REMODE		07-29-2011	JR	03		16	In Office Review
B30746	05-01-1987	RE	Remodel	70,000	01-01-1988	100	06-30-1988	HY REMOD'		01-02-2009	NF	03		16	In Office Review
B29774	08-01-1986	AD	Addition	85,000	01-01-1987	100	06-30-1987	HY ADD'N							

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	DMS	4		0.170	AC	330,000.00	3.08972	C	1.00	CI11	1.100		0	1,121,571	190,700
Total Card Land Units						0.17	AC	Parcel Total Land Area: 0.17						Total Land Value		190,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	B-	Custom Minus			
Stories	2.5				
Occupancy	3.00				
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Size Adj Tbl	3250	OFFC/RETAIL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	04	EXTENSIVE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	04	20%			
Wall Height	14.00				
1st Floor Use:	3251				
Sewer Occupan					

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

COST / MARKET VALUATION	
RCN	1,728,019
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	
Condition %	
Percent Good	70
RCNLD	1,209,600
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 Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
ELVS	Elevator-Comm	B	2	30000.00	1981		70		0.00	42,000
ELV1	Elevator-Res-S	B	1	33159.00	1981		70		0.00	23,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	6,422	6,422	6,422	119.71	768,780	
BMT	Basement Area	0	6,262	1,252	23.93	149,877	
FPC	Open Porch Conc. Floor	0	600	90	17.96	10,774	
FUS	Upper Story	7,022	7,022	6,671	113.73	798,587	
Ttl Gross Liv / Lease Area		13,444	20,306	14,435		1,728,018	

