

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MANGELO, MICHEL G TR HAYMAN REALTY TRUST PO BOX 2128						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601						COMMERC.	3250	1,082,000	1,082,000	
<b>SUPPLEMENTAL DATA</b>						COM LAND	3250	179,100	179,100	<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel 02:Average ResExpt Q #DL 1 LOT A #DL 2 GIS ID F_988841_2701165				Plan Ref. 329/100 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		1,261,100	1,261,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DDS PROPERTIES INC		35740 41	04-19-2023	Q	I	2,200,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MANGELO, MICHEL G TR		9257 0232	06-15-1994	U	I	285,000	1	2023	3250	1,082,000	2022	3250	1,082,000	2021	3250	1,038,800
FERRARO, JOSEPH P & BRENDA C TRS		7732 0214	10-30-1991	U	I	225,000	L		3250	179,100		3250	179,100		3250	179,100
NANTUCKET DEVEL CORP		7721 0258	10-15-1991	U	I	525,000	L									
SHAUGHNESSY, KENNETH TR		5459 0270	12-15-1986	Q	I	575,000	U									
Total								1,261,100	Total		1,261,100	Total		1,217,900		

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									

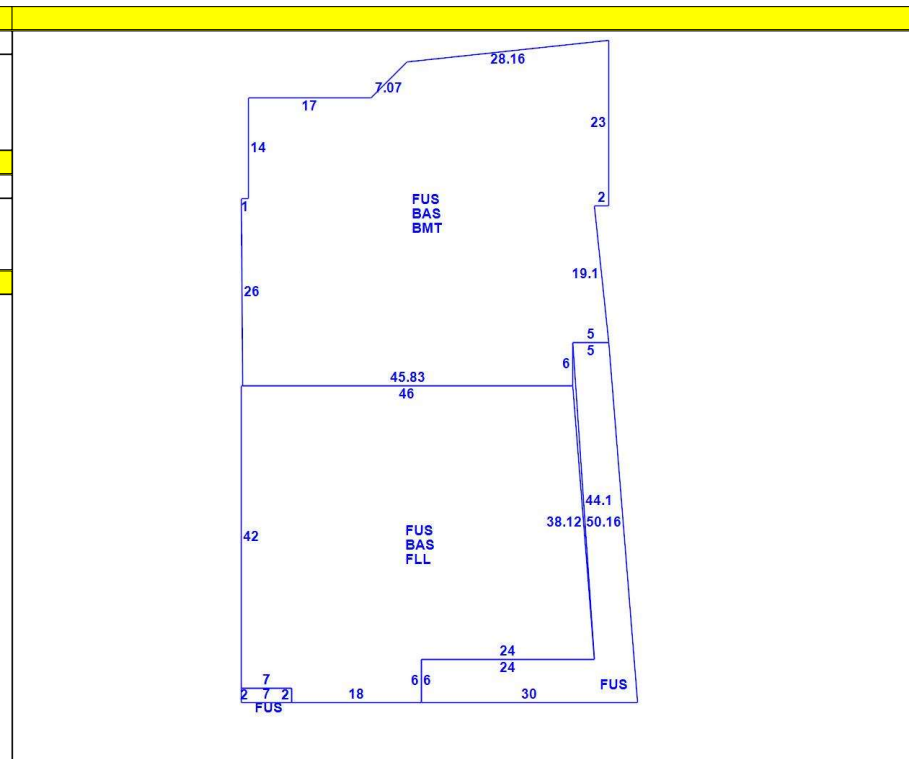
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			HYAN

NOTES												APPRAISED VALUE SUMMARY				
-REGALIA JEWELERS												Appraised Bldg. Value (Card)				862,700
-BEAUTY SALON												Appraised Xf (B) Value (Bldg)				219,300
-3 OTHERS												Appraised Ob (B) Value (Bldg)				0
												Appraised Land Value (Bldg)				179,100
												Special Land Value				0
												Total Appraised Parcel Value				1,261,100
												Valuation Method				C
												Total Appraised Parcel Value				1,261,100

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
SIGN-23-14	09-18-2023	836	Sign	0		100		Under canopy sign 4x3; x 3		07-10-2021	CK	01		03	Cycl Insp Comp
BLDC-23-21	09-12-2023	881	Alt-Int work-Co	25,000		100		Office space was previously a		04-29-2020	GM	04		FR	Field Review
SIGN-23-14	08-17-2023	836	Sign	0		100		A frame 4x3; x2x3;							
16-2674	09-26-2016	835	Sid/Wind/Roof/	52,500		100		remove existing trim replace wi							
201501148	03-09-2015	SG	Sign	0				REFACE EXISTING WALL SI							
66385	01-14-2003	RE	Remodel		08-24-2004	100	01-01-2005	AWNINGS							
40271	08-06-1999	AD	Addition	11,728	01-01-2002	100	12-31-2002	2ND FLOOR REAR							

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		0.120 AC	330,000.00	4.11255	C	1.00	CI11	1.100		0	1,492,854	179,100
Total Card Land Units						0.12 AC	Parcel Total Land Area: 0.12						Total Land Value		179,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	B-	Custom Minus			
Stories	2				
Occupancy	5.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3250	OFFC/RETAIL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	02	10%			
Wall Height	12.00				
1st Floor Use:	3251				
Sewer Occupan					
<b>MIXED USE</b>					
			Code	Description	Percentage
			3250	OFFC/RETAIL M94	100
					0
					0
<b>COST / MARKET VALUATION</b>					
			RCN		1,232,379
			Year Built		1890
			Effective Year Built		1981
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		30
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		70
			RCNLD		862,700
			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
ELV2	Elevator-Hotel 2	B	1	61667.00	1981		70		0.00	43,200
ELVS	Elevator-Comm	B	3	30000.00	1981		70		0.00	63,000
BFA	Bsmt Fin-Avg	B	1,943	17.36	1981		70		0.00	23,600
BMT	Basement-Unfin	B	4,132	26.01	1981		70		0.00	59,100
SPR1	SPRINKLERS-	B	10,585	4.10	1981		70		0.00	30,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,110	4,110	4,110	117.36	482,343	
BMT	Basement Area	0	2,169	434	23.48	50,934	
FLL	Fin Lowr Level	1,941	1,941	1,650	99.76	193,641	
FUS	Upper Story	4,534	4,534	4,307	111.48	505,462	
Ttl Gross Liv / Lease Area		10,585	12,754	10,501		1,232,380	

