

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARLSON, KEVIN TR SAW REALTY TRUST 42 WAREHOUSE ROAD								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
								RESIDNTL	0101	303,100	303,100	
HYANNIS MA 02601				SUPPLEMENTAL DATA				RES LAND	0101	84,850	84,850	VISION
				Alt Prcl ID	Split Zonin	Plan Ref.	Land Ct#	9132-A2 (SH 2)	COMMERC.	031R	303,100	
BID Parcel	YES	Life Estate	PP STATU		COM LAND	031R	84,850	84,850				
ResExpt Q		Assoc Pid#										
#DL 1	LOT B											
#DL 2												
GIS ID	F_989347_2701520											
								Total		775,900	775,900	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARLSON, KEVIN TR BEATTY, ARTHUR J & ELIZABETH T FIRST FED SERV OF MA, INC NESBIT, JOHN R				C231	0	11-07-2022	Q	I	600,000	00	Year	Code	Assessed	Year	Code	Assessed			
				C127	0	09-22-1992	U	I	148,000	1L	2023	0101	303,100	2022	0101	227,550	2021	0101	190,950
				C125	0	03-13-1992	U	I	130,000	L		0101	84,850		0101	84,850		0101	84,850
C529	0	11-08-1971	U		0				031R	303,100		031R	227,550		031R	190,950			
									031R	84,850		031R	84,850		031R	84,850			
								Total		775,900	Total		624,800	Total		551,600			

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 594,000			
Total			0.00					Appraised Xf (B) Value (Bldg) 12,200				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			Batch HYAN

NOTES			
--SUNNYSIDE RESTAURANT-- APT UP			
Appraised Land Value (Bldg) 169,700			
Special Land Value 0			
Total Appraised Parcel Value 775,900			
Valuation Method C			
Total Appraised Parcel Value 775,900			

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	
EXPC-23-3	01-17-2023	835	Sid/Wind/Roof/	5,000		100		SIDING	05-19-2023	LP			20	Sale Review	
201006752	12-10-2010	CM	Commercial	1,622	06-03-2011	100	06-30-2011	NW-4 HARVEY INDUSTRY VI	07-10-2021	CK	01		03	Cycl Insp Comp	
B37160	10-01-1994	NR	New Roof	1,135	01-15-1995	100		HY REROOF	05-06-2020	GM	04		FR	Field Review	
B35540	11-01-1992	CM	Commercial	3,500	01-15-1994	100		HY RAMP	01-22-2015	JR	03		03	Cycl Insp Comp	
									07-08-2009	TP	03		16	In Office Review	
									06-05-2009	MK	02		14	Cyclical Inspection	

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	031R	MU RESTAURA	DMS	4		0.080	AC	330,000.00	5.84415	C	1.00	CI11	1.100		0	2,121,438	169,700
Total Card Land Units						0.08	AC	Parcel Total Land Area: 0.08						Total Land Value		169,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Mixed Use			
Model	94	Commercial			
Grade	C	Average			
Stories	1.4				
Occupancy	2.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2	02	Wall Brd/Wood			
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	031R	MU RESTAURANT			
Total Rooms					
Bedrooms	00				
Full Bathrooms	1				
Bath Split	13	1 Full-3 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	0325				
Sewer Occupan					
			RCN		848,632
			Year Built		1940
			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		594,000
			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
SPR1	SPRINKLERS-	B	4,241	4.10	1981		70		0.00	12,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,796	2,796	2,796	178.85	500,058	
BMT	Basement Area	0	2,820	564	35.77	100,870	
FHS	Half Story	1,421	1,776	1,332	134.14	238,225	
FPC	Open Porch Conc. Floor	0	176	26	26.42	4,650	
FUS	Upper Story	24	24	23	171.40	4,113	
WDK	Wood Deck	0	88	4	8.13	715	
Ttl Gross Liv / Lease Area		4,241	7,680	4,745		848,631	

