

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WATSON, CONRAD TR 307 MAIN STREET NOMINEE TRUST 42C WAREHOUSE ROAD						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601						COMMERC.	3410	4,923,900	4,923,900	
						COM LAND	3410	693,300	693,300	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 PARCELS I & II #DL 2 GIS ID F_989282_2701177				Plan Ref. Land Ct# 9132-A2-SH-2 #SR Life Estate PP STATU Assoc Pid#						
						Total 5,617,200 5,617,200				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
WATSON, CONRAD TR		C227	0	08-12-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
WATSON, CONRAD		C227	0	08-06-2021	U	I	2,250,000	1B	2023	3410	4,923,900	2022	3410	7,143,000	2021	3410	7,039,700	
CAPE COD BANK & TRUST CO		C406	0	08-15-1967	U	I	0			3410	693,300		3410	577,800		3410	577,800	
										3410			3410			3410	103,300	
						Total				5,617,200		Total		7,720,800		Total		7,720,800

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								APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)								4,661,600
CI11								HYAN		Appraised Xf (B) Value (Bldg)								159,000
								Appraised Ob (B) Value (Bldg)								103,300		
								Appraised Land Value (Bldg)								693,300		
								Special Land Value								0		
								Total Appraised Parcel Value								5,617,200		
								Valuation Method								C		
								Total Appraised Parcel Value								5,617,200		

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	
20-3191	10-29-2020	836	Sign	0		100		49.07 sq ft sign reface for TD	04-30-2020	GM	04		FR	Field Review	
20-3190	10-29-2020	836	Sign	0		100		25.67 sq ft sign - refacing exis	04-08-2019	CK	22		22	Change of Address	
18-1294	05-23-2018	835	Sid/Wind/Roof/	418,000		100		Replace Exterior Windows in k	08-27-2018	SR	02		03	Cycl Insp Comp	
18-743	04-13-2018	881	Alt-Int work-Co	100,000	08-27-2018	100		drywall remove and replace ar	08-27-2018	SR	02		02	Bldg Permit Completed	
17-3323	09-28-2017	888		0		100		replace air handlwer unit in ba	01-31-2011	NF	03		16	In Office Review	
201501449	03-31-2015	NR	New Roof	350,000	06-30-2015	100	06-30-2016	ROOFING REMOVE AND RE	03-29-2010	DR	03		16	In Office Review	
201004333	08-25-2010	CM	Commercial	80,000	06-30-2011	100	06-30-2011	TD BANK RENOVATE EXISTI	04-15-2009	TP	03		16	In Office Review	

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	3410	BANK BLDG	DMS	4		1.910	AC	330,000.00	1.00000	C	1.00	CI11	1.100	ALL SITE		0	363,000	693,300
Total Card Land Units						1.91	AC	Parcel Total Land Area: 1.91						Total Land Value		693,300		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	181	Professional Offc			
Model	94	Commercial			
Grade	B-	Custom Minus			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		6,299,465
Interior Floor 2	19	Marble			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1930
AC Type	03	Central	Effective Year Built		1986
Size Adj Tbl	3410	BANK BLDG	Depreciation Code		G
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		26
Bath Split	04	0 Full-4 Half	Functional Obsol		
Rms/Partitions	02	AVERAGE	External Obsol		
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	03	MASONRY	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	05	SUS-CEIL & WL	Percent Good		74
Common Wall	00	0%	RCNLD		4,661,600
Wall Height	12.00		Dep % Ovr		
1st Floor Use:	3410		Dep Ovr Comment		
Sewer Occupan			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
PAV1	PAVING-ASPH	L	28,000	3.00	1985		32		0.00	26,900
DUW	W/PNEU TUBE	B	1	27489.00	1981		74		0.00	20,300
VLT2	VAULT-GOOD	B	400	263.85	1981		74		0.00	78,100
GEN2	Commercial Ge	L	1	61500.00	2001		64		0.00	39,400
ATM1	Automatic Teller	L	1	50500.00	2000		62		0.00	31,300
SGN1	SIGN-1 SD W/	L	56	30.60	2000		62		0.00	1,100
SGN1	SIGN-1 SD W/	L	24	30.60	2000		62		0.00	500
FGPL	Flagpole-25'	L	3	2229.00	2000		62		0.00	4,100
NDP	NITE DEPOSIT	B	1	21906.00	1981		74		0.00	16,200
FLVS	Elevator-Comm	B	2	30000.00	1981		74		0.00	44,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	6,680	6,680	6,680	175.60	1,173,039
BMT	Basement Area	0	4,714	943	35.13	165,595
BNK	Bank Area	7,144	7,144	10,716	263.41	1,881,779
CAN	Canopy	0	728	73	17.61	12,819
FLL	Fin Lowr Level	7,053	7,053	5,995	149.26	1,052,750
FUS	Upper Story	12,069	12,069	11,466	166.83	2,013,482
Ttl Gross Liv / Lease Area		32,946	38,388	35,873		6,299,464

