

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MAIN STREET TIMES LLC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA  <b>VISION</b>
297 NORTH MAIN ST BLD 1 STE121						COMMERC.	3400	828,300	828,300	
HYANNIS MA 02601						COM LAND	3400	202,100	202,100	
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin		Plan Ref. 50/111						
BID Parcel YES		ResExpt Q		Land Ct#						
#DL 1 LOTS A & B1		#DL 2		Life Estate						
GIS ID F_989018_2701083		Assoc Pid#								
						Total		1,030,400	1,030,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MAIN STREET TIMES LLC		32746	0290	03-10-2020	U	I	2,100,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DOW JONES LOCAL MEDIA GROUP, INC		26472	0198	07-03-2012	U	I	1	1B	2023	3400	828,300	2022	3400	708,800	2021	3400	684,600
ZURILLA, WILLIAM A TR		19583	0212	03-03-2005	Q	I	925,000	00		3400	202,100		3400	202,100		3400	202,100
KARATH, ELAINE		3311	0118	06-24-1981	U		0									3400	24,200
						Total		1,030,400	Total		910,900	Total		910,900	Total		910,900

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				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
CI11				HYAN										

NOTES										VISIT / CHANGE HISTORY										
*3/20 SALE INCL LOT 102*										Date	Id	Type	Is	Cd	Purpost/Result					
										01-29-2021	SR	02		02	Bldg Permit Completed					
										04-30-2020	GM	04		FR	Field Review					
										01-22-2015	JR	03		03	Cycl Insp Comp					
										08-11-2009	NF	03		16	In Office Review					
										Total Appraised Parcel Value					1,030,400					
										Valuation Method					C					
										Total Appraised Parcel Value					1,030,400					

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
SM-21-20	03-23-2021	834	Sheet Metal	7,791	06-30-2021	100	06-30-2021	Add ducting to new conference		01-29-2021	SR	02		02	Bldg Permit Completed				
BLDC-21-33	03-03-2021	881	Alt-Int work-Co	73,000	06-30-2021	100	06-30-2021	Construct three new offices an		04-30-2020	GM	04		FR	Field Review				
SIGN-21-17	02-26-2021	836	Sign	0	06-30-2021	100	06-30-2021	Long flat wood carved sign pai		01-22-2015	JR	03		03	Cycl Insp Comp				
20-2317	09-09-2020	838	Solar Panel-Co	30,321	01-29-2021	100	06-30-2021	Installation of a 31.35 KW roof		08-11-2009	NF	03		16	In Office Review				
17-3159	10-05-2017	836	Sign	0	06-30-2018	100	06-30-2018	Replace existing wall sign with											
201503451	06-08-2015	SG	Sign	0															
201002106	05-17-2010	NR	New Roof	10,000															

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	3400	OFFICE BLD M9	DMS	4		0.220	AC	330,000.00	2.53099	C	1.00	CI11	1.100		0	918,753	202,100
Total Card Land Units						0.22	AC	Parcel Total Land Area: 0.22						Total Land Value		202,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	4.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3400	OFFICE BLD 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	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3400				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3400	OFFICE BLD M94	100
		0
		0

COST / MARKET VALUATION		
RCN		1,058,644
Year Built		1920
Effective Year Built		1986
Depreciation Code		G
Remodel Rating		04
Year Remodeled		2021
Depreciation %		26
Functional Obsol		0
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		74
RCNLD		783,400
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	6,810	4.10	1986		74		0.00	20,700
GEN1	Large Generato	L	1	29300.00	2007		76		0.00	22,300
PAV1	PAVING-ASPH	L	2,000	3.00	1985		32		0.00	1,900
SOL3	Solar PV Panel	B	95	635.00			0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	6,740	6,740	6,740	131.90	889,018	
BMT	Basement Area	0	6,432	1,286	26.37	169,626	
Ttl Gross Liv / Lease Area		6,740	13,172	8,026		1,058,644	

