

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION								
MANGALO, MICHEL G TR 349 MAIN STREET REALTY TRUST 349 MAIN STREET HYANNIS MA 02601					Description	Code	Appraised	Assessed										
					COMMERC. COM LAND	3250 3250	288,900 181,500	288,900 181,500										
SUPPLEMENTAL DATA						Total		470,400	470,400									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
MANGALO, MICHEL G TR		C231 0	12-19-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
MANGALO, MICHEL G		C1181 0	08-04-1989	Q	I	350,000	U	2023	3250	288,900	2022	3250	288,900	2021	3250	286,300		
POMEROY, JAMES F TR		C842 0	01-09-1981	U		0			3250	181,500		3250	181,500		3250	181,500		
								Total		470,400	Total		470,400	Total		468,200		
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																		
-GREEN LOTUS CAFE																		
-VAC UNIT																		
-OFFC UP																		
Total Appraised Parcel Value										470,400								
Valuation Method										C								
Total Appraised Parcel Value										470,400								
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			
B19169	05-01-1977	AD	Addition	0	01-15-1978	100		HY ADD'N		07-10-2021	CK	02		03	Cycl Insp Comp			
										04-29-2020	GM	04		FR	Field Review			
										05-03-2012	DR	03		16	In Office Review			
										06-13-2011	JR	02		03	Cycl Insp Comp			
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	3250	OFFC/RETAIL M	DMS	4		0.130 AC	330,000.00	3.84615	C	1.00	CI11	1.100			0	1,396,164	181,500	
Total Card Land Units						0.13 AC	Parcel Total Land Area: 0.13					Total Land Value						181,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	3.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Size Adj Tbl	3250	OFFC/RETAIL M94			
Total Rooms					
Bedrooms	01				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3400				
Sewer Occupan					

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
SGN2	DOUBLE SIDE	L	9	39.53	2000		62		0.00	200
SGN1	SIGN-1 SD W/	L	11	30.60	2000		62		0.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,876	1,876	1,876	114.23	214,295	
BMT	Basement Area	0	1,452	290	22.81	33,127	
FUS	Upper Story	1,518	1,518	1,442	108.51	164,719	
Ttl Gross Liv / Lease Area		3,394	4,846	3,608		412,141	

