

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WILLIAM JAMES HOLDINGS LLC  396 MAIN STREET UNIT 8 HYANNIS MA 02601				1 Level	2 Public Water	1 Paved		Description	Code	Appraised	Assessed	801  FY2024 BARNSTABLE, MA  <b>VISION</b>
					4 Gas			RESIDNTL	0104	199,700	199,700	
					6 Septic			RES LAND	0104	84,600	84,600	
<b>SUPPLEMENTAL DATA</b>								COMMERC.	031M	199,700	199,700	
Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 #DL 2 GIS ID F_989589_2701697				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#				COM LAND	031M	84,600	84,600	
									Total		568,600	568,600

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WILLIAM JAMES HOLDINGS LLC				34952	204	03-04-2022	Q	I	570,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCEVOY COMMERCIAL ASSOCIATES LLC				21784	0132	02-16-2007	U	I	100	1A	2023	0104	189,750	2022	0104	227,400	2021	0104	197,450
MCEVOY, MAURICE M & ROSE A TRS				13305	0176	10-18-2000	U	I	1	1F		0104	84,600		0104	84,600		0104	84,600
MCEVOY, MAURICE M & ROSE A				13084	0312	06-21-2000	U	I	132,500	1B		031M	189,750		031M	227,400		0104	1,200
MCEVOY, MAURICE M & ROSE A				13084	0310	06-21-2000	U	I	66,250	1B		031M	84,600		031M	84,600		031M	197,450
									Total		548,700	Total		624,000	Total		566,500		

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI09			HYAN

NOTES			
-CAPE COD RAILROAD TICKET OFFC		F = LO/SO/NE/AGE	
-MINI FOOD MART			
-2 APTS UP			

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-22-1	12-15-2022	835	Sid/Wind/Roof/	95,000	06-30-2023	100	06-30-2023	Install vinyl siding and replac	09-07-2023	SR	02		13	CALL BACK
EXPC-22-1	12-13-2022	835	Sid/Wind/Roof/	50,000	06-30-2023	100	06-30-2023	Remove existing roof, 6 ft ice	05-19-2023	LP			20	Sale Review
BLDC-22-24	12-02-2022	825	New Const - Co	185,000	09-27-2023	50		Renovate existing 2nd floor ap	07-10-2021	CK	01		03	Cycl Insp Comp
BLDC-22-63	05-19-2022	803	Addn Alt-Comm	22,000	09-07-2023	100	06-30-2023	Remove all interior drywall and	05-06-2020	GM	04		FR	Field Review
201304829	07-19-2013	CM	Commercial	1,800	06-30-2014	100	06-30-2014	REROOF STRIPPING OLD 4.	06-10-2011	JR	01		03	Cycl Insp Comp
20063437	09-22-2006	OT	Other	0	06-30-2007	100	06-30-2007	SIGN 24SF MINI FOOD MART						

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	031M	MU RET/OFFC	DMS	4		0.150	AC	330,000.00	3.41750	C	1.00	CI09	1.000		0	1,127,775	169,200
Total Card Land Units						0.15	AC	Parcel Total Land Area: 0.15						Total Land Value		169,200	

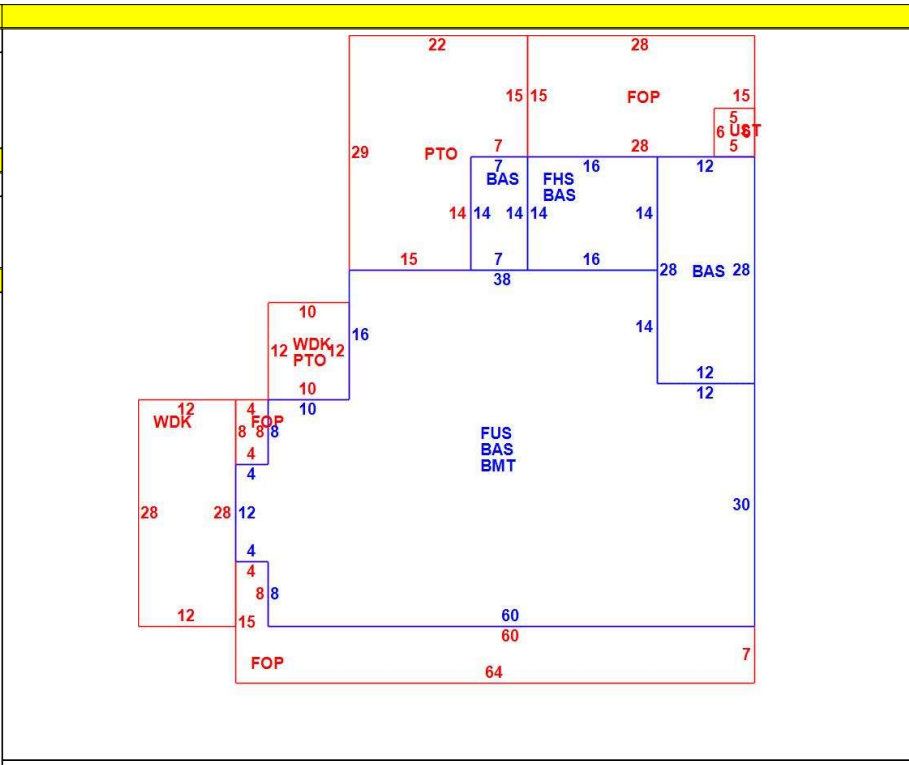
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Mixed Use			
Model	94	Commercial			
Grade	D	Below Average			
Stories	2				
Occupancy	4.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	12	Hardwood			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	031M	MU RET/OFFC			
Total Rooms					
Bedrooms	08				
Full Bathrooms	4				
Bath Split	60	6 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	031M				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
031M	MU RET/OFFC	50
0104	Mix Use 2 Fam	50
		0

COST / MARKET VALUATION	
RCN	661,679
Year Built	1900
Effective Year Built	1974
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	5
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	60
RCNLD	397,000
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
PAV1	PAVING-ASPH	L	2,500	3.00	1985		32		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,018	3,018	3,018	108.49	327,422	
BMT	Basement Area	0	2,360	472	21.70	51,207	
FHS	Half Story	179	224	168	81.37	18,226	
FOP	Open Porch	0	932	140	16.30	15,189	
FUS	Upper Story	2,360	2,360	2,242	103.07	243,234	
PTO	Patio	0	660	33	5.42	3,580	
UST	Utility Enclosure	0	30	3	10.85	325	
WDK	Wood Deck	0	456	23	5.47	2,495	
Ttl Gross Liv / Lease Area		5,557	10,040	6,099		661,678	



09/07/2023