

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BOURGEOIS, RONALD D JR & MARJ MARRON REAL ESTATE TRUST 2 LYNXHOLM COURT 2ND FLOOR						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601						COMMERC.	3400	248,800	248,800	
						COM LAND	3400	156,000	156,000	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_990685_2702269		Plan Ref. 111/129 Land Ct# #SR Life Estate PP STATU Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BOURGEOIS, RONALD D JR & MARJORIE A		33046 0216	07-06-2020	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
BOURGEOIS, RONALD TYLER, JONATHAN M TR		30482 0048	05-12-2017	Q	I	383,000	00	2023	3400	248,800	2022	3400	248,800
KIPNES, LINDA G		13272 0179	09-29-2000	Q	I	189,000	00		3400	156,000		3400	147,300
KIPNES, KENNETH A & LINDA G		10477 0341	11-12-1996	U	I	1	1A					3400	8,600
		5368 0255	10-27-1986	Q	I	95,000	U	Total		404,800	Total		396,100
								Total		404,800	Total		396,100

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI07			HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	234,800
Appraised Xf (B) Value (Bldg)	5,400
Appraised Ob (B) Value (Bldg)	8,600
Appraised Land Value (Bldg)	156,000
Special Land Value	0
Total Appraised Parcel Value	404,800
Valuation Method	C
Total Appraised Parcel Value	404,800

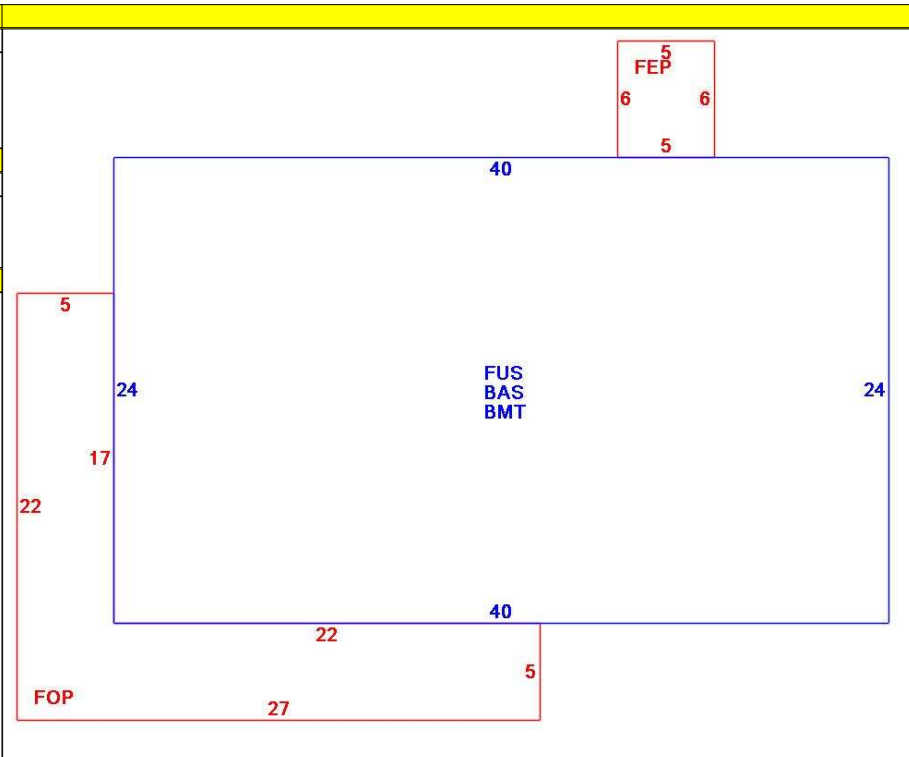
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-2070 B34830	07-05-2017 02-01-1992	836 CM	Sign Commercial	0 40,000	08-27-2018	100 100		12 SQ FT SIGN BASS RIVER HY 2ND FL	04-30-2020 08-27-2018 08-27-2018 09-12-2017 05-22-2015 01-15-1993	GM SR SR RB JR ML	04 02 02 22 03 01		FR 03 02 22 03 00	Field Review Cycl Insp Comp Bldg Permit Completed Change of Address Cycl Insp Comp Meas/Listed-Interior Acces

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	3400	OFFICE BLD M9	DV	4		0.170 AC	330,000.00	3.08972	C	1.00	CI07	0.900		0	917,631	156,000
Total Card Land Units						0.17 AC	Parcel Total Land Area: 0.17						Total Land Value		156,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	14	Wood Shingle			
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	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Size Adj Tbl	3400	OFFICE BLD M94			
Total Rooms					
Bedrooms	02				
Full Bathrooms	1				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3400				
Sewer Occupan					

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

COST / MARKET VALUATION	
RCN	304,959
Year Built	1956
Effective Year Built	1989
Depreciation Code	G
Remodel Rating	04
Year Remodeled	1992
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	234,800
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
FPL3	Fireplace 2 stor	B	1	7000.00	1990		77		0.00	5,400
PAV1	PAVING-ASPH	L	2,800	3.00	2018		98		0.00	8,200
PKKG	Gravel Pkg Lot	L	400	1.06	2018		98		0.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	960	960	960	144.67	138,881	
BMT	Basement Area	0	960	192	28.93	27,776	
FEP	Enclosed Porch	0	30	11	53.04	1,591	
FOP	Open Porch	0	220	33	21.70	4,774	
FUS	Upper Story	960	960	912	137.43	131,937	
Ttl Gross Liv / Lease Area		1,920	3,130	2,108		304,959	

