

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
120 YARMOUTH ROAD LLC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
35 WILKINS LANE SUITE A						COMMERC.	3420	1,674,500	1,674,500	
HYANNIS MA 02601		<b>SUPPLEMENTAL DATA</b>				COM LAND	3420	143,000	143,000	<b>VISION</b>
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 1 & 3 #DL 2 GIS ID F_990342_2702904		Plan Ref. 262/94 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		1,817,500	1,817,500	

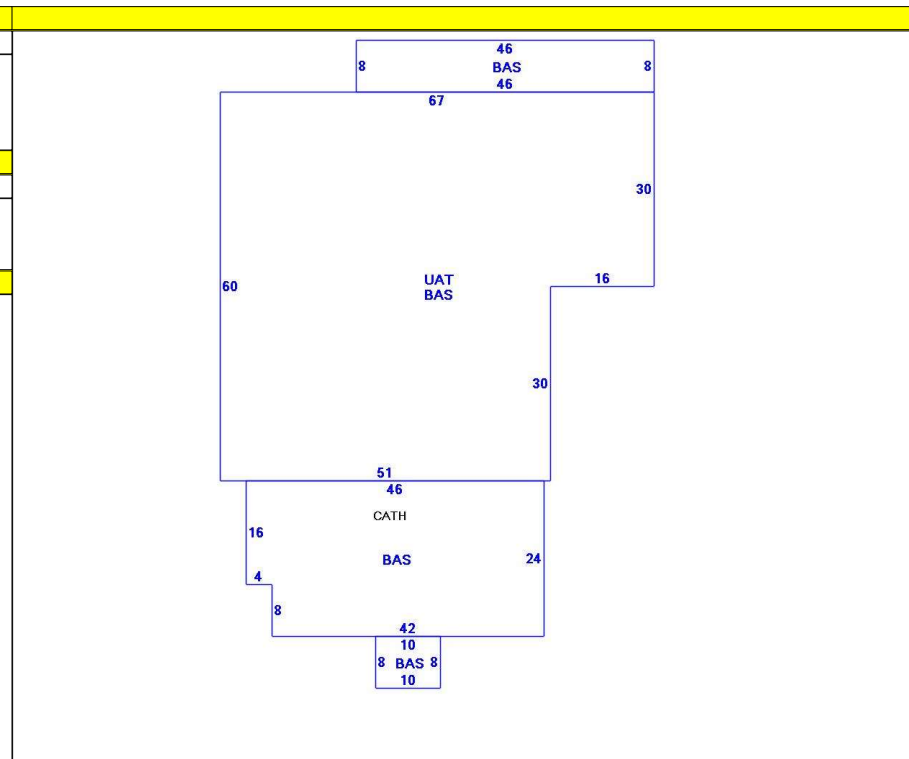
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
120 YARMOUTH ROAD LLC		31353	0075	06-21-2018	U	I	515,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HOUSING FOR ALL CORPORATION		27244	0132	03-28-2013	U	I	530,000	1K	2023	3420	1,674,500	2022	3420	1,378,700	2021	3420	1,259,100
GEORGE, ALICE M		2746	0223	07-12-1978	U		0			3420	143,000		3420	143,000		3420	143,000
		Total								1,817,500	Total		1,521,700		Total		1,534,300

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											
0105							HYAN											
NOTES																		
--NEW MEDICAL OFFC--																		
Total Appraised Parcel Value								1,817,500										

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		
BLDC-23-12	07-07-2023	881	Alt-Int work-Co	15,000		100		Remove wall and renovate CLI		04-30-2020	GM	04		FR	Field Review		
BLDC-21-10	05-13-2021	881	Alt-Int work-Co	12,000		100		Renovate CLIA labratory		09-27-2019	SR	03		16	In Office Review		
19-261	01-24-2019	888		0	09-16-2019	100	06-30-2019	Furnish and Install 6 HVAC Sy		07-09-2018	RB	03		16	In Office Review		
18-1830	06-11-2018	810	Demolition	15,000	09-16-2019	100	06-30-2019	DEMOLISH BUILDING ENTIR		05-01-2018	SR	02		03	Cycl Insp Comp		
18-1365	06-08-2018	825	New Const - Co	1,005,000	09-16-2019	100	06-30-2019	CONSTRUCT A NEW 5,155 S		02-23-2018	RB	03		16	In Office Review		
16-2530	10-28-2016	803	Addn Alt-Comm	50,000	04-12-2018	100	06-30-2018	second floor bath expansion, s		02-14-2017	RB	03		16	In Office Review		
201400754	02-09-2014	NR	New Roof	5,600	06-30-2014	100	06-30-2014	REROOOF STRIPPING OLD		02-25-2014	NF	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.	Nbhd Adj	Notes		Location Adjustme		Adj Unit Pric	Land Value	
1	3420	PROF/MED/DEN	DV	4		0.520	AC	275,000.00	1.00000	0	1.00	0105	1.000	W/196 & 197		0		275,000	143,000
Total Card Land Units						0.52	AC	Parcel Total Land Area: 0.52						Total Land Value				143,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	Medical Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
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	23	Laminate			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3420	PROF/MED/DENTL			
Total Rooms					
Bedrooms					
Full Bathrooms	04				
Bath Split					
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:					
Sewer Occupan					
<b>MIXED USE</b>					
			Code	Description	Percentage
			3420	PROF/MED/DENTL	100
					0
					0
<b>COST / MARKET VALUATION</b>					
			RCN		1,573,766
			Year Built	2018	
			Effective Year Built	2017	
			Depreciation Code	G	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	2	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	98	
			RCNLD		1,542,300
			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
PKBR	Parking Bumper	L	3	52.17	2019		100		0.00	200
PAT1	Patio- Average	L	3,864	5.89	2019		100		0.00	17,500
PAV1	PAVING-ASPH	L	18,564	3.00	2019		100		0.00	55,700
CCCB	Concrete Curb	L	98	12.49	2019		100		0.00	1,200
GEN1	Large Generato	L	1	29300.00	2019		100		0.00	29,300
FNC2	Fence-6' Wd	L	256	27.85	2019		100		0.00	7,100
FNCV	FENCE 6' VINYL	L	256	41.65	2019		100		0.00	10,700
LTHL	Halide Light Flx	L	7	1495.00	2019		100		0.00	10,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,060	5,060	5,060	264.72	1,339,488	
UAT	Attic, Unfinished	0	3,540	885	66.18	234,278	
Ttl Gross Liv / Lease Area		5,060	8,600	5,945		1,573,766	

