

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HYANNIS SERIES ONE LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA VISION
PO BOX 342								COMMERC.	3260	242,400	242,400	
HYANNIS MA 02601								COM LAND	3260	190,700	190,700	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 UNNUM LOT #DL 2 GIS ID F_990009_2703812				Plan Ref. 275/79 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total		433,100	433,100		

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HYANNIS SERIES ONE LLC				28924	0023	06-08-2015	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed		
JOHNSON, NANCY L TR				12729	0322	12-17-1999	U	I	100	1F	2023	3260	239,600	2022	3260	187,900		
JOHNSON, NANCY L TR				11162	0251	01-12-1998	U	I	95,000	1L		3260	190,700	2021	3260	190,700		
TAVANO, RICHARD J TR				9499	0285	12-15-1994	U	I	100	A					3260	15,500		
TAVANO, RICHARD J TR &				7917	0014	03-15-1992	U	I	100	A	Total		430,300	Total		378,600	Total	378,600

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI19			HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			224,100
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			18,300
Appraised Land Value (Bldg)			190,700
Special Land Value			0
Total Appraised Parcel Value			433,100
Valuation Method			C
Total Appraised Parcel Value			433,100

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
SIGN-23-16	02-23-2023	836	Sign	0	06-30-2023	100	06-30-2023	New Panels for existing double	09-08-2023	SR	01	1	03	Cycl Insp Comp
EXPC-22-11	12-13-2022	835	Sid/Wind/Roof/	6,000	06-30-2023	100	06-30-2023		09-04-2020	RB	03		16	In Office Review
BLDC-22-12	09-27-2022	803	Addn Alt-Comm	18,000	06-30-2023	100	06-30-2023	Remove 2 sliders and replace	04-29-2020	GM	04		FR	Field Review
18-3116	09-19-2018	835	Sid/Wind/Roof/	6,750	06-30-2019	100	06-30-2019	re-roof and siding	07-06-2016	JR	01		02	Bldg Permit Completed
18-2732	08-22-2018	836	Sign	0	06-30-2019	100	06-30-2019	Reface existing internal illum	07-13-2009	TP	03		16	In Office Review
201500165	06-10-2015	SG	Sign	0	06-06-2016	100	06-30-2016	32 SQ FT SIGN REFACE FOR						
201500551	02-12-2015	TF	Tenant Fitout	10,500	06-06-2016	100	06-30-2016	REMODE - NEW APPLIANCE						

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	3260	REST/CLUBS M	HC	4		0.170	AC	330,000.00	3.08972	C	1.00	CI11	1.100		0	1,121,571	190,700
Total Card Land Units						0.17	AC	Parcel Total Land Area: 0.17						Total Land Value		190,700	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	30	Restaurant							
Model	94	Commercial							
Grade	C-	Average Minus							
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	04	Plywood Panel							
Interior Wall 2									
Interior Floor 1	23	Laminate			RCN		287,342		
Interior Floor 2									
Heating Fuel	03	Gas			Year Built		1965		
Heating Type	05	Hot Water			Effective Year Built		1991		
AC Type	03	Central			Depreciation Code		G		
Size Adj Tbl	3260	REST/CLUBS M94			Remodel Rating				
Total Rooms					Year Remodeled				
Bedrooms	00				Depreciation %		22		
Full Bathrooms	0				Functional Obsol		0		
Bath Split	02	0 Full-2 Half			External Obsol		0		
Rms/Partitions	02	AVERAGE			Trend Factor		1		
Heat/AC	02	HEAT/AC SPLIT			Condition				
Frame Type	02	WOOD FRAME			Condition %				
Baths/Plumbing	02	AVERAGE			Percent Good		78		
Ceiling/Wall	06	CEIL & WALLS			RCNLD		224,100		
Common Wall	00	0%			Dep % Ovr				
Wall Height	10.00				Dep Ovr Comment				
1st Floor Use:	3260				Misc Imp Ovr				
Sewer Occupan					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	5,000	3.00	1998		58		0.00	8,700
SGN3	DBL SIDED W/I	L	24	199.92	2015		92		0.00	4,400
SPO2	SIGN POST ST	L	8	73.02	2000		62		0.00	400
TRS	Trash Encl-6' w/	L	1	3401.00	1998		58		0.00	2,000
PKBR	Parking Bumper	L	4	52.17	2000		62		0.00	100
UTIL	UTIL BLDG- Lo	L	264	16.43	2000		62	C	1.00	2,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,312	1,312	1,312	213.96	280,709	
CAN	Canopy	0	50	5	21.40	1,070	
UST	Utility Enclosure	0	264	26	21.07	5,563	
Ttl Gross Liv / Lease Area		1,312	1,626	1,343		287,342	

