

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HYANNIS HARBOR TOURS INC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
22 CHANNEL POINT ROAD						COMMERC.	3300	423,500	423,500	
HYANNIS MA 02601						COM LAND	3300	263,200	263,200	
						COMMERC.	3320	59,300	59,300	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_989572_2703545				Plan Ref. 43/117 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 746,000 746,000				

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HYANNIS HARBOR TOURS INC		35017	090	03-31-2022	U	I	1,250,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LUNDQUIST, THOMAS TR		21954	0103	04-19-2007	Q	I	625,000	00	2023	3300	483,400	2022	3320	297,200	2021	3320	279,900
ZERVIS, ALFRED ET AL		11886	0333	12-03-1998	U	I	0	1A		3300	263,200		3320	263,200		3320	263,200
ZERVIS, WAYNE F & ALFRED & LEAH G		9238	0021	06-15-1994	U		55,000	G		3320	59,300		3325	32,400		3320	14,700
MORGAN, JOHN L TR		4792	0271	11-15-1985	U	V	0	Q								3325	44,600
Total									805,900		Total		592,800		Total		602,400

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

This signature acknowledges a visit by a Data Collector or Assessor

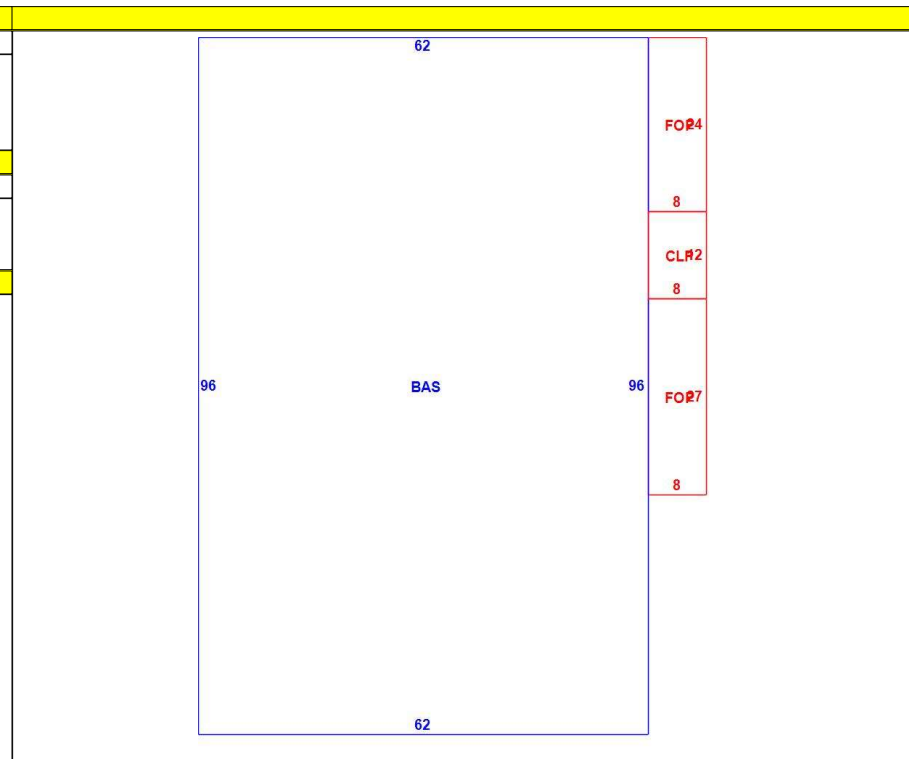
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI09			Batch HYAN

NOTES		APPRAISED VALUE SUMMARY	
--CAPE COD AUTO CONNECTION--		Appraised Bldg. Value (Card)	454,900
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	27,900
		Appraised Land Value (Bldg)	263,200
		Special Land Value	0
		Total Appraised Parcel Value	746,000
		Valuation Method	C
		Total Appraised Parcel Value	746,000

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
200707767	12-06-2007	DE	Demolish	2,500	05-22-2008	100	06-30-2008	GARAGE/SHED	05-19-2023	LP			20	Sale Review
B37037	09-01-1994	RW	Repair Work	6,000	01-15-1995	100		HY REPAIR	07-05-2021	CK	01		03	Cycl Insp Comp
									04-29-2020	GM	04		FR	Field Review
									07-14-2009	TP	03		16	In Office Review
									05-28-2009	MK	02		14	Cyclical Inspection
									10-16-2008	NF	03		16	In Office Review
									06-25-2008	JR	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	330I	AUTO V S&S M9	TC	4		0.910	AC	330,000.00	0.87637	C	1.00	CI09	1.000		0	289,212	263,200
Total Card Land Units						0.91	AC	Parcel Total Land Area: 0.91						Total Land Value		263,200	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	27	Auto Svc Shp									
Model	96	Ind/Comm									
Grade	C	Average									
Stories	1										
Occupancy	1.00										
Exterior Wall 1	25	Vinyl Siding									
Exterior Wall 2											
Roof Structure	02	Shed									
Roof Cover	13	Elastomeric									
Interior Wall 1	05	Drywall									
Interior Wall 2											
Interior Floor 1	03	Concr Finished									
Interior Floor 2											
Heating Fuel	03	Gas									
Heating Type	03	Hot Air-No Duc									
AC Type	01	None									
Size Adj Tbl	330I	AUTO V S&S M96									
Total Rooms											
Bedrooms	00										
Full Bathrooms	0										
Bath Split	02	0 Full-2 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:	330I										
Sewer Occupan											
MIXED USE											
		Code	Description			Percentage					
		330I	AUTO V S&S M96			100					
						0					
						0					
COST / MARKET VALUATION											
		RCN				557,228					
		Year Built				1948					
		Effective Year Built				1982					
		Depreciation Code				A					
		Remodel Rating									
		Year Remodeled									
		Depreciation %				29					
		Functional Obsol				0					
		External Obsol				0					
		Trend Factor				1					
		Condition									
		Condition %									
		Percent Good				71					
		RCNLD				395,600					
		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
FGR2	Garage- Avg-W	L	435	50.00	1985		60	00	1.00	13,100
PAV1	PAVING-ASPH	L	8,000	3.00	1985		60		0.00	14,400
SGN1	SIGN-1 SD W/	L	20	30.60	1996		70		0.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value	
BAS	First Floor	5,952	5,952	5,952	92.52	550,659	
CLP	Loading Platform	0	96	10	9.64	925	
FOP	Open Porch	0	408	61	13.83	5,644	
Ttl Gross Liv / Lease Area		5,952	6,456	6,023		557,228	



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HYANNIS MA 02601							COM LAND	3300	263,200	263,200	
							COMMERC.	3320	59,300	59,300	
SUPPLEMENTAL DATA											
Alt Prcl ID						Plan Ref.	43/117				
Split Zonin						Land Ct#					
BID Parcel						#SR					
ResExpt Q						Life Estate					
#DL 1						PP STATU					
#DL 2						Assoc Pid#					
GIS ID F_989572_2703545							Total		746,000	746,000	

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
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ZERVIS, ALFRED ET AL							11886	0333	12-03-1998	U	I	0	1A		3300	263,200		3320	263,200		3320	263,200
ZERVIS, WAYNE F & ALFRED & LEAH G							9238	0021	06-15-1994	U		55,000	G		3320	59,300		3325	32,400		3320	14,700
MORGAN, JOHN L TR							4792	0271	11-15-1985	U	V	0	Q								3325	44,600
													Total	805,900	Total	592,800	Total	602,400				

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											
Nbhd	Nbhd Name	B	Tracing	Batch							
CI09				HYAN							

NOTES												APPRAISED VALUE SUMMARY					
												Appraised Bldg. Value (Card)					454,900
												Appraised Xf (B) Value (Bldg)					0
												Appraised Ob (B) Value (Bldg)					27,900
												Appraised Land Value (Bldg)					263,200
												Special Land Value					0
												Total Appraised Parcel Value					746,000
												Valuation Method					C
												Total Appraised Parcel Value					746,000

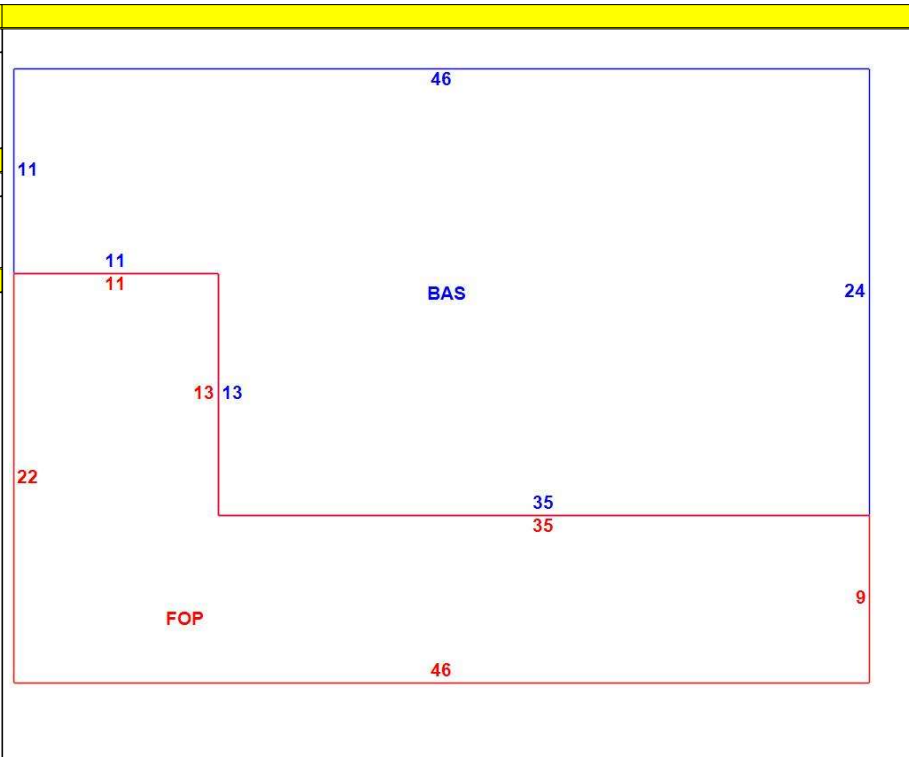
BUILDING PERMIT RECORD											VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		

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
2	3320	AUTO REPAIR	TC	4		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 0.91						Total Land Value		263,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	95	SvcGar/Gar/JS			
Grade	C	Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	27	Pre-finish Metl			
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2					
Interior Floor 1	02	Minimum/Plywd			
Interior Floor 2					
Heating Fuel	01	None			
Heating Type	01	None			
AC Type	01	None			
Size Adj Tbl	3320	AUTO REPAIR			
Total Rooms					
Bedrooms	00				
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:	3320				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3320	AUTO REPAIR	100
		0
		0

COST / MARKET VALUATION	
RCN	83,540
Year Built	1948
Effective Year Built	1982
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	71
RCNLD	59,300
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	961	961	961	79.94	76,825	
FOP	Open Porch	0	557	84	12.06	6,715	
Ttl Gross Liv / Lease Area		961	1,518	1,045		83,540	

