

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VINIOS, LOUIS N TR J & P HYANNIS TRUST 25 BRAINTREE HILL PARK SUITE 408 BRAINTREE MA 02184								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
								COMMERC.	332J	795,500	795,500	
								COM LAND	332J	680,600	680,600	<b>VISION</b>
SUPPLEMENTAL DATA												
Alt Prcl ID				Split Zonin				Plan Ref. 228/135				
Split Zonin				Land Ct#								
BID Parcel				#SR								
ResExpt Q				Life Estate				PP STATU				
#DL 1				LOT B & EASEMENT								
#DL 2												
GIS ID				F_988695_2704347				Assoc Pid#				
								Total		1,476,100	1,476,100	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
VINIOS, LOUIS N TR							29588	0175	04-19-2016	U	I	3,800,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MATHEWSON, WILFRED B & DOROTHY TR							12362	0030	06-25-1999	U	I	0	1B	2023	332J	795,500	2022	332J	738,600	2021	332J	622,900
MCANDREW, E ET AL TRS							5500	0153	12-15-1986	U	I	1,250,000	1		332J	680,600		332J	501,900		332J	501,900
GOTTLIEB, EDWARD A TR							3386	0154	10-15-1981	U		0									332J	35,600
								Total						Total		1,476,100	Total		1,240,500	Total		1,160,400

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				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
CI13				HYAN			

NOTES												APPROAISED VALUE SUMMARY			
5 JOB SHOPS												Appraised Bldg. Value (Card)	759,900		
												Appraised Xf (B) Value (Bldg)	0		
												Appraised Ob (B) Value (Bldg)	35,600		
												Appraised Land Value (Bldg)	680,600		
												Special Land Value	0		
												Total Appraised Parcel Value	1,476,100		
												Valuation Method	C		
												Total Appraised Parcel Value	1,476,100		

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
18-1792	06-15-2018	888		2,000	06-30-2018	100	06-30-2018	FURNISH & INSTALL HVAC T		04-13-2023	CK	22		22	Change of Address
51484	02-05-2001	RE	Remodel	2,000	01-01-2002	100	06-30-2002	DOOR		07-16-2021	CK	02		03	Cycl Insp Comp
										04-29-2020	GM	04		FR	Field Review
										04-20-2016	AL	03		16	In Office Review
										03-23-2016	JR	03		03	Cycl Insp Comp
										01-31-2002	GB	04		44	Drive by inspection only

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	332J	JOB SHOP(S)	HC	4		1.000	AC 330,000.00	1.00000	C	1.00	CI17	2.000	SITE		0	660,000	
1	332J	JOB SHOP(S)	HC	4		0.160	AC 39,600.00	3.24337	R	1.00		1.000	EXCS		0	128,438.64	
Total Card Land Units						1.16	AC	Parcel Total Land Area: 1.16						Total Land Value		680,600	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description					
Style	250	Job Shop(s)								
Model	95	SvcGar/Gar/JS								
Grade	C	Average								
Stories	1									
Occupancy	5.00									
Exterior Wall 1	27	Pre-finish Metl								
Exterior Wall 2										
Roof Structure	03	Gable/Hip								
Roof Cover	01	Metal/Tin								
Interior Wall 1	05	Drywall								
Interior Wall 2										
Interior Floor 1	03	Concr Finished								
Interior Floor 2										
Heating Fuel	03	Gas								
Heating Type	04	Hot Air								
AC Type	06	Central/Half								
Size Adj Tbl	332J	JOB SHOP(S)								
Total Rooms										
Bedrooms	00									
Full Bathrooms	0									
Bath Split	06	0 Full-6 Half								
Rms/Partitions	02	AVERAGE								
Heat/AC	02	HEAT/AC SPLIT								
Frame Type	05	STEEL								
Baths/Plumbing	02	AVERAGE								
Ceiling/Wall	08	TYPICAL								
Common Wall	00	0%								
Wall Height	14.00									
1st Floor Use:	316I									
Sewer Occupan										
<b>MIXED USE</b>										
			Code	Description	Percentage					
			332J	JOB SHOP(S)	100					
					0					
					0					
<b>COST / MARKET VALUATION</b>										
			RCN		961,855					
			Year Built		1970					
			Effective Year Built		1992					
			Depreciation Code		G					
			Remodel Rating							
			Year Remodeled							
			Depreciation %		21					
			Functional Obsol		0					
			External Obsol							
			Trend Factor		1					
			Condition							
			Condition %							
			Percent Good		79					
			RCNLD		759,900					
			Dep % Ovr							
			Dep Ovr Comment							
			Misc Imp Ovr							
			Misc Imp Ovr Comment							
			Cost to Cure Ovr							
			Cost to Cure Ovr Comment							
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	35,000	3.00	1985		32		0.00	33,600
SGN2	DOUBLE SIDE	L	36	39.53	1999		60		0.00	900
SPOS	SIGN POST ST	L	8	223.96	1999		60		0.00	1,100
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	14,400	14,400	14,400	66.80	961,855				
Ttl Gross Liv / Lease Area		14,400	14,400	14,400		961,855				

