

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MAJ COMMERCIAL REALTY LLC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
316 IYANNOUGH ROAD						COMMERC.	3220	1,361,200	1,361,200	
HYANNIS MA 02601						COM LAND	3220	526,000	526,000	
SUPPLEMENTAL DATA						Total		1,887,200	1,887,200	<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_989311_2704455				Plan Ref. DEED DESCRIPT 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)								
MAJ COMMERCIAL REALTY LLC	31737	0331	12-19-2018	U	I	915,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PADCO REALTY HOLDING I LLC	31037	0169	01-22-2018	U	I	784,000	1L	2023	3220	1,315,000	2022	3220	1,194,600	2021	3220	1,175,700
JACKBOX LLC	12787	0173	01-19-2000	Q	I	542,500	00		3220	526,000		3220	460,200		3220	460,200
MALCHMAN, NELSON M & SUZANNE	1526	0872	09-08-1971	U		0		Total		1,841,000	Total		1,654,800	Total		1,653,200

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					
CI19				HYAN					

NOTES														
--IDEAL FLOOR & DECOR--														
-BLUE-														
Total Appraised Parcel Value										1,887,200				

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-22-25	03-14-2023	881	Alt-Int work-Co	68,000	09-08-2023	60		create a showroom in the base		09-08-2023	SR	01	6	13	CALL BACK
SIGN-21-52	04-28-2021	836	Sign	0	06-30-2021	100	06-30-2021	(1)-19.8sqft Halo lit wall Sign@		07-02-2021	CK	02		03	Cycl Insp Comp
19-2596	09-18-2019	881	Alt-Int work-Co	528,872	06-30-2020	100	06-30-2020	Interior fit out for show room a		02-04-2021	CK	22		22	Change of Address
19-1218	04-12-2019	836	Sign	0	06-30-2019	100	06-30-2019	49.3 SQ FT SIGN FOR IDEAL		04-29-2020	GM	04		FR	Field Review
19-38	01-14-2019	803	Addn Alt-Comm	5,000	06-30-2019	100	06-30-2019	demo 1000 sq ft of road fronta		06-18-2015	JR	03		03	Cycl Insp Comp
19-11	01-11-2019	835	Sid/Wind/Roof/	62,000	06-30-2019	100	06-30-2019	Re-siding of existing building u							
200901615	04-16-2009	TF	Tenant Fitout	0	06-30-2009	100	06-30-2009	TI WORK FOR BOB'S STORE							

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	3220	STORE/RTL M94	HC	4		0.420	AC	330,000.00	1.51803	C	1.25	CI17	2.000	IU	0	1,252,383	526,000
Total Card Land Units						0.42	AC	Parcel Total Land Area: 0.42						Total Land Value		526,000	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	17	Store							
Model	96	Ind/Comm							
Grade	C	Average							
Stories	1								
Occupancy	1.00								
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	23	Laminate			RCN		1,209,175		
Interior Floor 2									
Heating Fuel	03	Gas			Year Built		1950		
Heating Type	03	Hot Air-No Duc			Effective Year Built		2001		
AC Type	03	Central			Depreciation Code		E		
Size Adj Tbl	3221	STORE M96			Remodel Rating		04		
Total Rooms					Year Remodeled		2019		
Bedrooms	00				Depreciation %		14		
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	01	HEAT/AC PKGS			Condition		UA		
Frame Type	05	STEEL			Condition %		25		
Baths/Plumbing	02	AVERAGE			Percent Good		111		
Ceiling/Wall	06	CEIL & WALLS			RCNLD		1,342,200		
Common Wall	00	0%			Dep % Ovr				
Wall Height	10.00				Dep Ovr Comment				
1st Floor Use:	3251				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	5,200	3.00	2018		98		0.00	15,300
SGN2	DOUBLE SIDE	L	48	39.53	2019		100		0.00	1,900
SPO2	SIGN POST ST	L	18	73.02	2018		98		0.00	1,300
FNC1	Fence C.L. 6' Vi	L	20	26.45	2018		98		0.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,960	4,960	4,960	111.05	550,786	
FBM	Fin Bsmnt	2,480	4,960	1,984	44.42	220,314	
FPC	Open Porch Conc. Floor	0	60	9	16.66	999	
GAR	Attached Garage	216	240	216	99.94	23,986	
MZ2	Mezz Fin	4,216	4,960	3,720	83.28	413,090	
Ttl Gross Liv / Lease Area		11,872	15,180	10,889		1,209,175	

