

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARLIN CORNER, LLC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
165 YARMOUTH ROAD						COMMERC.	3222	697,400	697,400	
HYANNIS MA 02601						COM LAND	3222	605,900	605,900	
						COMMERC.	3260	338,700	338,700	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_990375_2703246					Plan Ref. 293/23 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		1,642,000	1,642,000

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARLIN CORNER, LLC		30657	0176	07-28-2017	Q	I	1,200,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RAILROAD CROSSING LLC		25150	0044	01-03-2011	Q	I	1,000,000	00	2023	3222	697,400	2022	3222	640,600	2021	3222	615,100
CHRISTMAS CROSSING INC		2525	0313	06-10-1977	U		1	1B		3222	605,900		3222	420,800		3222	420,800
										3260	338,700		3260	264,300		3260	248,000
									Total		1,642,000	Total		1,325,700	Total		1,325,700

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							Appraised Bldg. Value (Card)	947,200					
CI15				HYAN							Appraised Xf (B) Value (Bldg)	47,100					
												Appraised Ob (B) Value (Bldg)	41,800				
												Appraised Land Value (Bldg)	605,900				
												Special Land Value	0				
												Total Appraised Parcel Value	1,642,000				
												Valuation Method	C				
												Total Appraised Parcel Value	1,642,000				

NOTES														
ATLANTIC COAST DANCE ACADEMY														
-YELLOW/GREEN-														

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-22-54	05-23-2022	836	Sign	0		100		Business sign DJ Famous Win	09-04-2020	RB	03		16	In Office Review	
18-3057	09-27-2018	881	Alt-Int work-Co	10,000	10-03-2018	100	06-30-2020	Add Interior Partions to Sepera	04-29-2020	GM	04		FR	Field Review	
18-3141	09-21-2018	836	Sign	0	10-03-2018	100	06-30-2020	Reface two existing signs : Atl	10-03-2018	SR	02		03	Cycl Insp Comp	
201402602	05-19-2014	OT	Other	35,000	06-30-2014	100	06-30-2014	OT OCCUPANCY FOR RETAI	09-06-2018	SR	02		03	Cycl Insp Comp	
200904044	08-31-2009	NR	New Roof	28,000	11-03-2009	100	06-30-2010		07-13-2009	TP	03		16	In Office Review	
80708	11-17-2004	NR	New Roof	15,000	12-31-2004	100	12-31-2004		06-01-2009	MK	02		14	Cyclical Inspection	
77375	06-21-2004	NS	New Siding	25,000	12-31-2004	100	12-31-2004		04-21-2000	GB	02		02	Bldg Permit Completed	

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	3222	COMM BLDG	HC	4		1.020	AC	330,000.00	1.00000	C	1.00	CI15	1.800		0	594,000	605,900
Total Card Land Units						1.02	AC	Parcel Total Land Area: 1.02						Total Land Value		605,900	

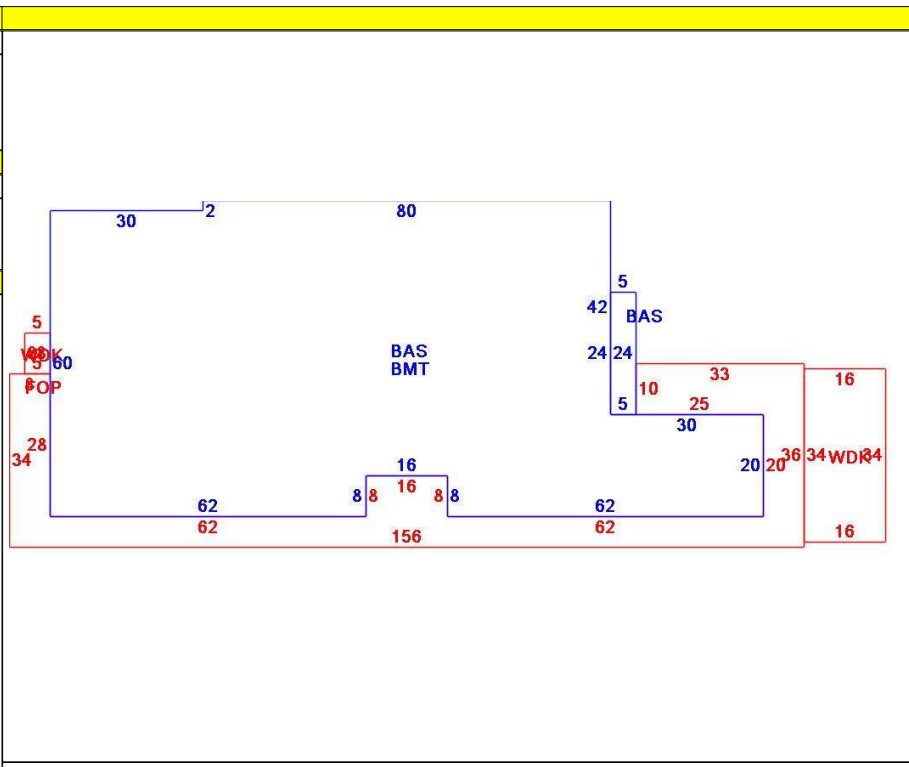
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	Comm Bldg			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3222	COMM BLDG			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	325I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3222	COMM BLDG	100
		0
		0

COST / MARKET VALUATION		
RCN		844,353
Year Built		1935
Effective Year Built		1986
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		26
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		74
RCNLD		624,800
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
PAV1	PAVING-ASPH	L	10,000	3.00	1985		32		0.00	9,600
SGN3	DBL SIDED W/I	L	24	199.92	2017		96		0.00	4,600
SGNP	SIGN POST 6"	L	5	10.66	2017		96		0.00	100
PKBR	Parking Bumper	L	16	52.17	2017		96		0.00	800
FOP	Open Porch-roo	B	1,778	55.00	1986		74		0.00	47,100
WDC	Wood Decking	L	584	20.00	2017		96		0.00	10,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,352	7,352	7,352	92.85	682,613	
BMT	Basement Area	0	7,232	1,446	18.56	134,257	
FOP	Open Porch	0	1,778	267	13.94	24,790	
WDC	Wood Deck	0	584	29	4.61	2,693	
Ttl Gross Liv / Lease Area		7,352	16,946	9,094		844,353	



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165 YARMOUTH ROAD		SUPPLEMENTAL DATA				COMMERC.	3222	697,400	697,400								
HYANNIS MA 02601		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_990375_2703246				COM LAND	3222	605,900	605,900								
		Plan Ref. 293/23 Land Ct# #SR Life Estate PP STATU Assoc Pid#				COMMERC.	3260	338,700	338,700								
						Total		1,642,000	1,642,000								
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CARLIN CORNER, LLC		30657 0176	07-28-2017	Q	I	1,200,000	00	Year	Code	Assessed	Year	Code	Assessed				
RAILROAD CROSSING LLC		25150 0044	01-03-2011	Q	I	1,000,000	00	2023	3222	697,400	2022	3222	640,600				
CHRISTMAS CROSSING INC		2525 0313	06-10-1977	U		1	1B		3222	605,900	2021	3222	420,800				
									3260	338,700		3222	25,500				
									3260			3260	248,000				
						Total		1,642,000	Total	1,325,700	Total	1,325,700	Total	1,325,700			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount						Comm Int				
									APPRAISED VALUE SUMMARY								
Total			0.00						Appraised Bldg. Value (Card) 947,200								
									Appraised Xf (B) Value (Bldg) 47,100								
									Appraised Ob (B) Value (Bldg) 41,800								
									Appraised Land Value (Bldg) 605,900								
									Special Land Value 0								
									Total Appraised Parcel Value 1,642,000								
									Valuation Method C								
									Total Appraised Parcel Value 1,642,000								
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
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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	
2	3260	REST/CLUBS M	HC	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: 1.02						Total Land Value			605,900

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	30	Restaurant									
Model	94	Commercial									
Grade	D	Below Average									
Stories	1										
Occupancy	1.00										
Exterior Wall 1	27	Pre-finish Metl									
Exterior Wall 2	01	Flat									
Roof Structure	01	Metal/Tin									
Roof Cover	05	Drywall									
Interior Wall 1	14	Carpet									
Interior Wall 2	03	Gas									
Interior Floor 1	05	Hot Water									
Interior Floor 2	01	None									
Heating Fuel	3260	REST/CLUBS M94									
Heating Type											
AC Type											
Size Adj Tbl											
Total Rooms											
Bedrooms	00										
Full Bathrooms	0										
Bath Split											
Rms/Partitions	02	AVERAGE									
Heat/AC	03	HEAT ONLY									
Frame Type	02	WOOD FRAME									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	03	SUS-CEIL/MN WL									
Common Wall	00	0%									
Wall Height	7.00										
1st Floor Use:	3250										
Sewer Occupan											

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
WDC	Wood Decking	L	438	20.00	2018		98		0.00	8,200
WDC	Wood Decking	L	431	20.00	2018		98		0.00	8,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,671	4,671	4,671	105.22	491,489	
WDC	Wood Deck	0	869	43	5.21	4,525	
Ttl Gross Liv / Lease Area		4,671	5,540	4,714		496,014	

