

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CARRON, JAMES R TR			1 Level		1 Paved		Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
75 IYANNOUGH RD			SUPPLEMENTAL DATA				RESIDNTL	0104	340,752	340,752		
HYANNIS MA 02601			Alt Prcl ID				RES LAND	0104	98,112	98,112		
			Split Zonin				COMMERC.	031S	369,148	369,148		
			Plan Ref. Land Ct# #SR				COM LAND	031S	106,288	106,288		
			Life Estate PP STATU				Total				914,300	914,300
			ResExpt Q #DL 1 LOT 13A #DL 2 GIS ID F_991353_2703084				Assoc Pid#					

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARRON, JAMES R TR							18885	0179	07-30-2004	U	I	315,000	1E	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BARNSTABLE, TOWN OF (MUN)							18817	0184	07-12-2004	U	I	1	1E	2023	0104	344,304	2022	0104	260,928	2021	0104	257,280
BARNSTABLE, TOWN OF (MUN)							D739	0	09-09-1998	U	I	0	1E		0104	98,112		0104	98,112		0104	98,112
AITTANIEMI, GRETCHEN TR							C1174	0	05-15-1989	U	I	1	1B		031S	372,996		031S	282,672		0104	6,288
WHARTON, MARGO							C973	0	07-15-1984	Q	I	218,000	U		031S	106,288		031S	106,288		031S	278,720
							Total						921,700	Total			748,000	Total			753,500	

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							
CI11				HYAN							

NOTES												APPRAISED VALUE SUMMARY						
--CAPE COD NUTRITION CORNER-- 2 APTS UP												Appraised Bldg. Value (Card)						696,800
												Appraised Xf (B) Value (Bldg)						0
												Appraised Ob (B) Value (Bldg)						13,100
												Appraised Land Value (Bldg)						204,400
												Special Land Value						0
												Total Appraised Parcel Value						914,300
												Valuation Method						C
												Total Appraised Parcel Value						914,300

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
EXPR-23-1	02-07-2023	835	Sid/Wind/Roof/	4,730		100		Air Sealing, Weatherstrip Hatc	05-06-2020	GM	04		FR	Field Review
85286	07-06-2005	RA	Remodel-Additi	95,520	08-14-2007	100	06-30-2006	UNIT 2	06-25-2019	SR	02		03	Cycl Insp Comp
85285	07-06-2005	RA	Remodel-Additi	95,520	08-14-2007	100	06-30-2006	UNIT 1	08-14-2007	TP	02		11	Measured Only
84983	06-22-2005	CM	Commercial	582,400	08-14-2007	100	06-30-2006	C.C. NUTRITION	08-08-2007	TP	03		16	In Office Review
81663	01-10-2005	DE	Demolish	10,000	08-14-2007	100	06-30-2006		08-01-2007	NF	01		00	Meas/Listed-Interior Acces
B25114	05-01-1983	AD	Addition	0		100		HY REMODE	05-18-2004	PT	02		01	Meas/Est

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	031S	MU STORE	HC	4		0.230	AC	330,000.00	2.44839	C	1.00	CI11	1.100		0	888,756	204,400
Total Card Land Units						0.23	AC	Parcel Total Land Area: 0.23						Total Land Value		204,400	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	80	Mixed Use							
Model	94	Commercial							
Grade	C+	Average Plus							
Stories	1.75								
Occupancy	3.00								
Exterior Wall 1	14	Wood Shingle							
Exterior Wall 2	11	Clapboard							
Roof Structure	03	Gable/Hip							
Roof Cover	03	Asph/F Gls/Cmp							
Interior Wall 1	05	Drywall							
Interior Wall 2									
Interior Floor 1	03	Concr Finished							
Interior Floor 2	14	Carpet							
Heating Fuel	03	Gas							
Heating Type	04	Hot Air							
AC Type	03	Central							
Size Adj Tbl	031S	MU STORE							
Total Rooms									
Bedrooms	02								
Full Bathrooms	4								
Bath Split	22	2 Full-2 Half							
Rms/Partitions	02	AVERAGE							
Heat/AC	01	HEAT/AC PKGS							
Frame Type	02	WOOD FRAME							
Baths/Plumbing	02	AVERAGE							
Ceiling/Wall	06	CEIL & WALLS							
Common Wall	00	0%							
Wall Height	10.00								
1st Floor Use:	330I								
Sewer Occupan									

MIXED USE		
Code	Description	Percentage
031S	MU STORE	52
0104	Mix Use 2 Fam	48
		0

COST / MARKET VALUATION	
RCN	733,515
Year Built	2006
Effective Year Built	2013
Depreciation Code	VG
Remodel Rating	04
Year Remodeled	2005
Depreciation %	5
Functional Obsol	0
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	95
RCNLD	696,800
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	1,700	3.00	2006		74		0.00	3,800
LTHL	Halide Light Flx	L	6	1495.00	2006		74		0.00	6,600
SGN3	DBL SIDED W/I	L	15	199.92	2006		74		0.00	2,200
PAV2	PAVING-CONC	L	40	6.00	2006		74		0.00	200
SPO2	SIGN POST ST	L	5	73.02	2007		76		0.00	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,275	2,275	2,275	155.47	353,698
BMT	Basement Area	0	2,275	455	31.09	70,740
FPC	Open Porch Conc. Floor	0	325	49	23.44	7,618
TQS	Three Quarter Story	2,048	2,275	1,934	132.17	300,682
WDK	Wood Deck	0	105	5	7.40	777
Ttl Gross Liv / Lease Area		4,323	7,255	4,718		733,515

