

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PERKINS, DONALD A TR P & H REALTY TRUST 30 ROSARY LANE						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601						COMMERC. COM LAND	3325 3325	338,600 194,800	338,600 194,800	
SUPPLEMENTAL DATA										<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT B #DL 2 GIS ID F_992725_2706269				Plan Ref. 517/91 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		533,400	533,400	
RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)				

BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
19801 0257	05-06-2005	U	I	0	1F									
12459 0068	08-06-1999	U	I	40,000	1B	2023	3325	344,400	2022	3325	298,200	2021	3325	292,800
9877 0332	10-15-1995	U	V	1	A		3325	194,800		3325	183,900		3325	183,900
9639 0045	04-15-1995	U	V	18,000	L								3325	10,300
6655 0227	03-15-1989	Q	V	50,000	U									
Total						539,200		Total		482,100		Total		487,000

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CI07				HYAN

NOTES									
--ROBERTS LANDSCAPE GARAGE--									

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
201503067	05-26-2015	CM	Commercial	80,000	09-15-2015	100	06-30-2016	ADDING NEW BAY TO EXISTI	04-29-2020	GM	04		FR	Field Review
74610	02-09-2004	NC	New Constructi	46,000	06-30-2008	100	06-30-2008		02-15-2017	JR	01		02	Bldg Permit Completed
66162	12-31-2002	RW	Repair Work		08-13-2004	100	01-01-2005	FIRE DAMAGE	07-19-2016	JR	01		02	Bldg Permit Completed
53440	05-18-2001	CM	Commercial	20,000	01-01-2002	100	06-30-2002	OFFICE	11-04-2014	AL	03		16	In Office Review
40014	07-27-1999	CM	Commercial	50,000	01-01-2000	100	06-30-2000		01-17-2013	JR	01		02	Bldg Permit Completed
B37708	05-01-1995	CM	Commercial	28,000	01-01-1996	100	06-30-1996	HY ST.BLD	11-14-2008	JG	03		16	In Office Review
									08-13-2004	PT	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	3325	GARAGE	B	4		0.470	AC	330,000.00	1.39522	C	1.00	CI07	0.900		0	414,381	194,800
Total Card Land Units						0.47	AC	Parcel Total Land Area: 0.47						Total Land Value		194,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	51	Pre-Eng Garage			
Model	95	SvcGar/Gar/JS			
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	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished	RCN		88,685
Interior Floor 2					
Heating Fuel	01	None	Year Built		1995
Heating Type	01	None	Effective Year Built		1997
AC Type	01	None	Depreciation Code		A
Size Adj Tbl	3325	GARAGE	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		17
Full Bathrooms	0		Functional Obsol		0
Bath Split	00	0 Full-0 Half	External Obsol		0
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	03	HEAT ONLY	Condition		
Frame Type	05	STEEL	Condition %		
Baths/Plumbing	00	NONE	Percent Good		83
Ceiling/Wall	00	NONE	RCNLD		73,600
Common Wall	00	0%	Dep % Ovr		
Wall Height	14.00		Dep Ovr Comment		
1st Floor Use:	316I		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	4,600	3.00	2000		62		0.00	8,600
SGN1	SIGN-1 SD W/	L	16	30.60	2000		62		0.00	300
SPO2	SIGN POST ST	L	18	73.02	2000		62		0.00	800
FNC3	FENCE-6' CHAI	L	44	22.04	2000		62		0.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,800	1,800	1,800	49.27	88,685
Ttl Gross Liv / Lease Area		1,800	1,800	1,800		88,685

60

30 BAS 30

60



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PERKINS, DONALD A TR P & H REALTY TRUST 30 ROSARY LANE						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
HYANNIS MA 02601						COMMERC. COM LAND	3325 3325	338,600 194,800	338,600 194,800	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT B #DL 2 GIS ID F_992725_2706269				Plan Ref. 517/91 Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total		533,400	533,400	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PERKINS, DONALD A TR	19801	0257	05-06-2005	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
PERKINS, DONALD A & HICKEY, KEVIN TRS	12459	0068	08-06-1999	U	I	40,000	1B	2023	3325	344,400	2022	3325	298,200	2021	3325	292,800	
HICKEY CONSTRUCTION CO INC	9877	0332	10-15-1995	U	V	1	A		3325	194,800		3325	183,900		3325	183,900	
HICKEY CONSTRUCTION CO INC	9639	0045	04-15-1995	U	V	18,000	L								3325	10,300	
ARCHAMBEAULT, WAYNE D TR	6655	0227	03-15-1989	Q	V	50,000	U										
Total								539,200		Total		482,100		Total		487,000	

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					
CI07				HYAN					

NOTES										APPRAISED VALUE SUMMARY					
--CAPR COD MARBLE GARAGE--										Appraised Bldg. Value (Card)		328,300			
										Appraised Xf (B) Value (Bldg)		0			
										Appraised Ob (B) Value (Bldg)		10,300			
										Appraised Land Value (Bldg)		194,800			
										Special Land Value		0			
										Total Appraised Parcel Value		533,400			
										Valuation Method		C			
										Total Appraised Parcel Value		533,400			

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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value			
2	3325	GARAGE	B	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: 0.47						Total Land Value					194,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	51	Pre-Eng Garage			
Model	95	SvcGar/Gar/JS			
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	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	3325	GARAGE			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	18.00				
1st Floor Use:	316l				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3325	GARAGE	100
		0
		0

COST / MARKET VALUATION	
RCN	289,416
Year Built	1999
Effective Year Built	2004
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	254,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

40	34	30	10
			MZ2 AOF
40	BAS	40 40	BAS
		40 40	BAS
			40 40
			40
40		34	30
			10

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	
AOF	Office Area	400	400	540	78.14	31,257	
BAS	First Floor	4,160	4,160	4,160	57.88	240,794	
MZ2	Mezz Fin	340	400	300	43.41	17,365	
Ttl Gross Liv / Lease Area		4,900	4,960	5,000		289,416	

