

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HOPKINS, JUNIUS B JR						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
741 - A YARMOUTH RD						COMMERC.	3222	349,500	349,500	
HYANNIS MA 02601						COM LAND	3222	234,400	234,400	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_993224_2708499				Plan Ref. 414/22 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)								
HOPKINS, JUNIUS B JR		12246	0281	05-04-1999	U	I	450,000	1	Year	Code	Assessed	Year	Code	Assessed		
CUTLER, PETER & COUGHLIN, THOMAS		5054	0284	05-15-1986	Q	I	90,000	U	2023	3222	349,500	2022	3222	318,600		
										3222	234,400	2021	3222	302,300		
										3222	16,300	Total				
									Total		583,900	Total		553,000	Total	553,000

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		Appraised Bldg. Value (Card)						333,200		
CI09								HYAN		Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						16,300		
										Appraised Land Value (Bldg)						234,400		
										Special Land Value						0		
										Total Appraised Parcel Value						583,900		
										Valuation Method						C		
										Total Appraised Parcel Value						583,900		

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	
									04-29-2020	GM	04		FR	Field Review	
									10-05-2018	SR	01		03	Cycl Insp Comp	
									09-06-2012	JR	03		16	In Office Review	
									01-28-2010	TR	22		22	Change of Address	
									08-26-2008	JR	03		16	In Office Review	
									02-25-2000	GB	01		00	Meas/Listed-Interior Acces	

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	3222	COMM BLDG	B	4		0.620	AC	330,000.00	1.14565	C	1.00	CI09	1.000		0	378,081	234,400
Total Card Land Units						0.62	AC	Parcel Total Land Area: 0.62						Total Land Value		234,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	C-	Average Minus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	26	Aluminum Siding			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		476,018
Interior Floor 2	03	Concr Finished			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1940
AC Type	03	Central	Effective Year Built		1981
Size Adj Tbl	3222	COMM BLDG	Depreciation Code		A
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		30
Bath Split	02	0 Full-2 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	08	TYPICAL	Percent Good		70
Common Wall	00	0%	RCNLD		333,200
Wall Height	10.00		Dep % Ovr		
1st Floor Use:	0331		Dep Ovr Comment		
Sewer Occupan			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

MIXED USE		
Code	Description	Percentage
3222	COMM BLDG	100
		0
		0

COST / MARKET VALUATION	
RCN	476,018
Year Built	1940
Effective Year Built	1981
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	333,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

44	30	120
24	GAR 24 24	FUS 24 24
44	BAS 30	BAS 24

20
CAN
24 24
20

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	4,000	3.00	1985		32		0.00	3,800
SHD2	Shed w/Elec	L	160	26.00	2001		64		0.00	2,700
SGN3	DBL SIDED W/I	L	64	199.92	2001		64		0.00	8,200
SGN2	DOUBLE SIDE	L	9	39.53	2001		64		0.00	200
SPO2	SIGN POST ST	L	30	73.02	2001		64		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,600	3,600	3,600	98.23	353,624	
BMT	Basement Area	0	720	144	19.65	14,145	
CAN	Canopy	0	480	48	9.82	4,715	
FUS	Upper Story	720	720	684	93.32	67,189	
GAR	Attached Garage	0	1,056	370	34.42	36,345	
Ttl Gross Liv / Lease Area		4,320	6,576	4,846		476,018	

