

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT									
600 YARMOUTH ROAD LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA					
460 YARMOUTH ROAD								COMMERC.	3350	1,972,300	1,972,300						
HYANNIS MA 02601								COM LAND	3350	1,128,600	1,128,600	VISION					
SUPPLEMENTAL DATA								Total		3,100,900	3,100,900						
Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	#DL 1	POR PAR	#DL 2	1 & LOT	GIS ID	F_992663_2707110	Plan Ref.	511/99		Land Ct#	28708-J	#SR	Life Estate	PP STATU

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
600 YARMOUTH ROAD LLC				30534	0031	06-02-2017	U	I	1,500,000	1P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LESLIE, EDWARD E TR				11469	0348	06-01-1998	U	I	1	1A	2023	3350	1,991,100	2022	3350	1,358,600	2021	3900	783,800
LESLIE, EDWARD E				9616	0302	04-15-1995	Q	I	600,000	U		3350	1,128,600		3350	783,800		3900	62,100
WILBUR, WINTHROP V & NANCY K				2802	0301	10-17-1978	U		0		Total		3,119,700	Total		2,142,400	Total		845,900

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI15			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,847,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			124,700
Appraised Land Value (Bldg)			1,128,600
Special Land Value			0
Total Appraised Parcel Value			3,100,900
Valuation Method			C
Total Appraised Parcel Value			3,100,900

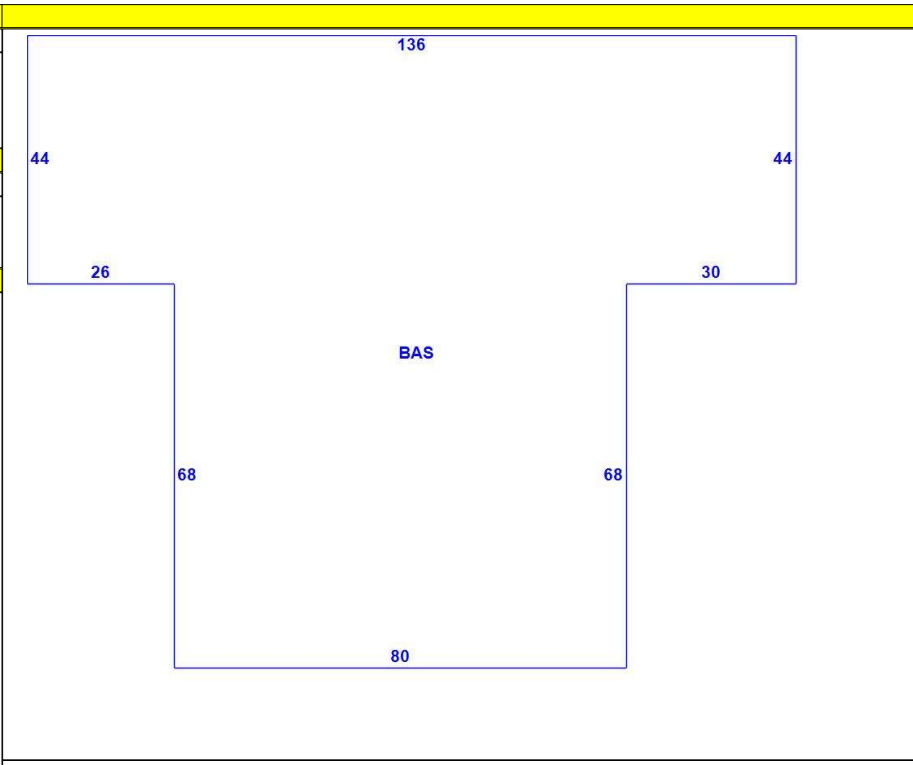
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
SIGN-23-11	07-11-2023	836	Sign	0		100		Freestanding / Pylon sign for t	06-06-2022	SR	01		02	Bldg Permit Completed
BLDC-21-21	11-12-2021	838	Solar Panel-Co	42,522	06-06-2022	100	06-30-2022	Install - 130 Solar Panels on L	06-09-2021	SR	01		13	CALL BACK
BLDC-21-20	10-06-2021	838	Solar Panel-Co	42,522	06-06-2022	100	06-30-2022	Installation of 43 kW photovolt	08-25-2020	SR	04		46	Vacant Lot
20-1268	11-06-2020	825	New Const - Co	1,900,000	06-06-2022	100	06-30-2022	Build car wash with a wash tun	05-04-2020	GM	04		FR	Field Review
20-2294	08-28-2020	820	Foundation Onl	102,963	06-09-2021	100	06-30-2021	Foundation for car wash	09-13-2019	EO	04		44	Drive by inspection only
17-707	04-26-2017	810	Demolition	30,000	08-25-2020	100	06-30-2020	Demo existing 13 703 sqft car	07-03-2017	JR	01		13	CALL BACK
17-578	04-26-2017	825	New Const - Co	3,500,000	06-09-2021	80		A new ground up 23,000sq car	03-17-2014	TR	22		22	Change of Address

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	3350	CAR WASH	B	4		1.900	AC	330,000.00	1.00000	C	1.00	CI15	1.800		0	594,000	1,128,600
Total Card Land Units						1.90	AC	Parcel Total Land Area: 1.90						Total Land Value		1,128,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	43	Car Wash			
Model	94	Commercial			
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	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3350	CAR WASH			
Total Rooms					
Bedrooms					
Full Bathrooms					
Bath Split					
Rms/Partitions					
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall					
Wall Height	16.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3350	CAR WASH	100
		0
		0

COST / MARKET VALUATION	
RCN	1,885,271
Year Built	2020
Effective Year Built	2017
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	2
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	98
RCNLD	1,847,600
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	64,700	3.00	1985		32		0.00	62,100
SOL3	Solar PV Panel	B	110	635.00	2022		0		0.00	0
TRS	Trash Encl-6' w/	L	1	3401.00	2022		100		0.00	3,400
PAT2	Patio-Good	L	1,600	9.94	2022		100		0.00	13,400
PRG1	Pergola-Avg	L	760	18.00	2022		100	C	1.00	13,700
LTHL	Halide Light Flx	L	18	1495.00	2022		100		0.00	26,900
PKBR	Parking Bumper	L	7	52.17	2022		100		0.00	400
PAT1	Patio- Average	L	896	5.89	2022		100		0.00	4,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	11,424	11,424	11,424	165.03	1,885,271	
Ttl Gross Liv / Lease Area		11,424	11,424	11,424		1,885,271	

