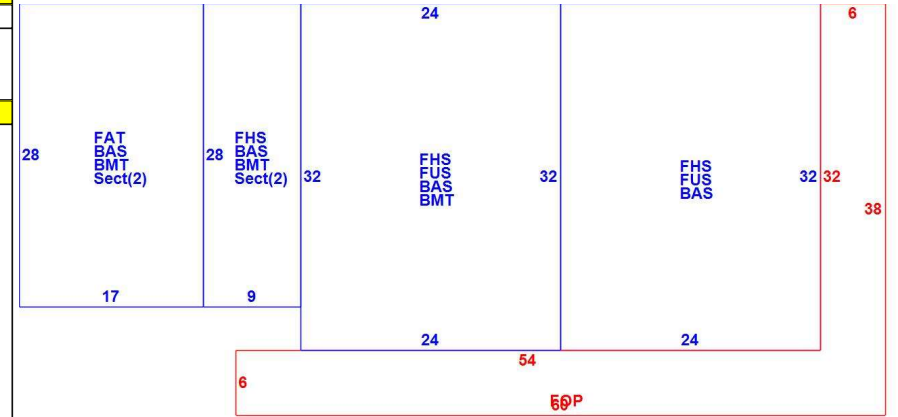


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT									
ROSARY LANE LLC										Description	Code	Appraised	Assessed	801					
48 ROSARY LANE										COMMERC.	3400	709,000	709,000	FY2024					
HYANNIS MA 02601										COM LAND	3400	225,000	225,000	BARNSTABLE, MA					
SUPPLEMENTAL DATA										VISION									
Alt Prcl ID					Plan Ref. 425/83														
Split Zonin					Land Ct#														
BID Parcel					#SR OLD YARMOUTH														
ResExpt Q					Life Estate														
#DL 1 LOTS 8,9,10,28					PP STATU														
#DL 2					Assoc Pid#														
GIS ID F_992810_2706615										Total		934,000	934,000						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
ROSARY LANE LLC				32172	0102	07-23-2019	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
JAXTIMER, ERNEST J & MARIE T TRS				14962	0076	03-22-2002	U	V	140,000	1	2023	3400	710,400	2022	3400	632,400	2021	3400	515,400
WILBUR, WINTHROP V JR & NANCY K				5915	0222	09-15-1987	U	V	1	A		3400	225,000		3400	212,500		3400	212,500
WILBUR, WINTHROP V JR				5831	0023	07-15-1987	U	V	128,000	N					3400	61,300			
ROSARY, JOAQUIM J TR				2243	0206	10-03-1975	U		0		Total		935,400	Total		844,900	Total		789,200
EXEMPTIONS				OTHER ASSESSMENTS															
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor									
										APPRAISED VALUE SUMMARY									
Total				0.00	Appraised Bldg. Value (Card)										593,500				
					Appraised Xf (B) Value (Bldg)										54,200				
					Appraised Ob (B) Value (Bldg)										61,300				
					Appraised Land Value (Bldg)										225,000				
					Special Land Value										0				
					Total Appraised Parcel Value										934,000				
					Valuation Method										C				
					Total Appraised Parcel Value										934,000				
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				
20-2953	11-18-2020	803	Addn Alt-Comm	125,000	06-09-2021	100	06-30-2022	Construct a 26' x 28' addition t		06-30-2022	TR	03		02	Bldg Permit Completed				
201406596	09-30-2014	FB	Finish Basemen	8,000	06-06-2016	100	06-30-2016	FB CREATE EXERCISE RM I		06-09-2021	SR	02		13	CALL BACK				
200803173	06-19-2008	SH	Shed	3,000	11-05-2008	100	06-30-2009	12 X 24 SHED		04-30-2020	GM	04		FR	Field Review				
200802617	06-03-2008	CM	Commercial	300,000	11-05-2008	100	06-30-2009	OFFICE BUILDING AND OUT		07-06-2016	JR	01		02	Bldg Permit Completed				
										07-20-2009	TP	03		52	New Construction				
										11-05-2008	MK	02		02	Bldg Permit Completed				
										05-23-2005	JS	03		16	In Office Review				
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	3400	OFFICE BLD M9	B	4		0.750	AC	330,000.00	1.01010	C	1.00	CI07	0.900		0	300,003	225,000		
Total Card Land Units						0.75	AC	Parcel Total Land Area: 0.75						Total Land Value				225,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	94	Commercial			
Grade	C	Average			
Stories	2.5				
Occupancy	2.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3400	OFFICE BLD M94			
Total Rooms	9				
Bedrooms					
Full Bathrooms					
Bath Split	02	0 Full-2 Half			
Rms/Partitions	03	ABOVE 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	8.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3400	OFFICE BLD M94	100
		0
		0

COST / MARKET VALUATION		
RCN		634,062
Year Built		2008
Effective Year Built		2009
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		8
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		92
RCNLD		593,500
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
FCPG	Carport-Gable	L	648	21.95	2008		78	00	1.00	11,100
FCPG	Carport-Gable	L	648	21.95	2008		78	00	1.00	11,100
SHD2	Shed w/Elec	L	288	26.00	2008		78		0.00	5,800
GEN	Emergency Ge	L	1	5550.00	2008		78		0.00	4,300
PAV1	PAVING-ASPH	L	6,000	3.00	2008		78		0.00	14,000
FGPL	Flagpole-25'	L	2	2229.00	2008		78		0.00	3,500
SHED	Shed	L	240	18.00	2008		78		0.00	3,400
SHED	Shed	L	240	18.00	2008		78		0.00	3,400
FNC3	FENCE-6' CHAI	L	120	22.04	2008		78		0.00	2,100
FNC8	GATE FENCE	L	2	1311.00	2008		78		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value	
BAS	First Floor	1,536	1,536	1,536	111.53	171,314	
BMT	Basement Area	0	768	154	22.36	17,176	
FHS	Half Story	1,229	1,536	1,152	83.65	128,485	
FOP	Open Porch	0	552	83	16.77	9,257	
FUS	Upper Story	1,536	1,536	1,459	105.94	162,726	
Ttl Gross Liv / Lease Area		4,301	5,928	4,384		488,958	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION						
ROSARY LANE LLC						Description	Code	Appraised	Assessed							
48 ROSARY LANE		SUPPLEMENTAL DATA				COMMERC.	3400	709,000	709,000							
HYANNIS MA 02601		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 8,9,10,28 #DL 2 GIS ID F_992810_2706615		Plan Ref. 425/83 Land Ct# #SR OLD YARMOUTH Life Estate PP STATU Assoc Pid#		COM LAND	3400	225,000	225,000							
						Total		934,000	934,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	3400	710,400	2022	3400	632,400	2021	3400	515,400
									3400	225,000		3400	212,500		3400	212,500
															3400	61,300
						Total		935,400	Total	844,900	Total	789,200				
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														
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
CI07								HYAN								
NOTES																
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
Total Card Land Units						Parcel Total Land Area:						Total Land Value				225,000

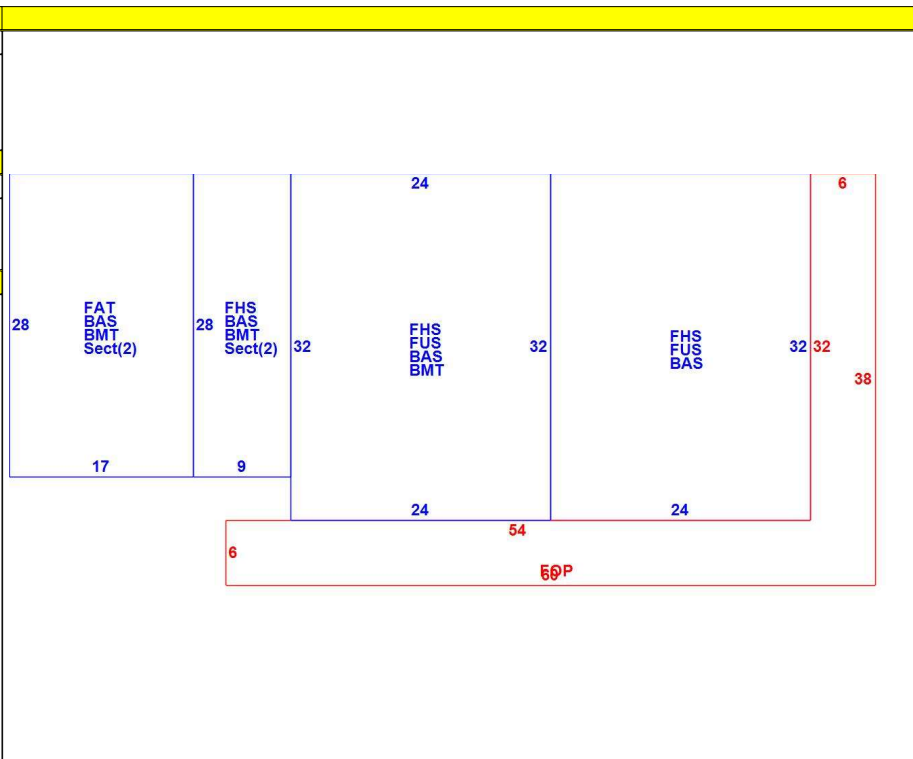
CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	23	Res Typ Com									
Model	94	Commercial									
Grade	C	Average									
Stories	2.5										
Occupancy	2.00										
Exterior Wall 1	14	Wood Shingle									
Exterior Wall 2											
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									
Interior Floor 2											
Heating Fuel	03	Gas									
Heating Type	04	Hot Air									
AC Type	03	Central									
Size Adj Tbl	3400	OFFICE BLD M94									
Total Rooms	9										
Bedrooms											
Full Bathrooms											
Bath Split	02	0 Full-2 Half									
Rms/Partitions	03	ABOVE 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	8.00										
1st Floor Use:											
Sewer Occupan											
MIXED USE											
		Code	Description			Percentage					
COST / MARKET VALUATION											
		RCN									
		Year Built									
		Effective Year Built									
		Depreciation Code									
		Remodel Rating									
		Year Remodeled									
		Depreciation %									
		Functional Obsol									
		External Obsol									
		Trend Factor									
		Condition									
		Condition %									
		Percent Good									
		RCNLD									
		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	
SGN2	DOUBLE SIDE	L	16	39.53	2008		78		0.00	500	
SGNP	SIGN POST 6"	L	12	10.66	2008		78		0.00	100	
BMT	Basement-Unfin	B	768	26.01	2011		92		0.00	20,400	
BFA	Bsmt Fin-Avg	B	768	17.36	2011		92		0.00	12,300	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
ROSARY LANE LLC						Description	Code	Appraised	Assessed								
48 ROSARY LANE						COMMERC.	3400	709,000	709,000								
HYANNIS MA 02601		SUPPLEMENTAL DATA				COM LAND	3400	225,000	225,000								
		Alt Prcl ID		Plan Ref. 425/83													
		Split Zonin		Land Ct#													
		BID Parcel		#SR OLD YARMOUTH													
		ResExpt Q		Life Estate													
		#DL 1 LOTS 8,9,10,28		PP STATU													
		#DL 2															
		GIS ID F_992810_2706615		Assoc Pid#													
						Total		934,000	934,000								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROSARY LANE LLC		32172 0102	07-23-2019	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
JAXTIMER, ERNEST J & MARIE T TRS		14962 0076	03-22-2002	U	V	140,000	1	2023	3400	710,400	2022	3400	632,400	2021	3400	515,400	
WILBUR, WINTHROP V JR & NANCY K		5915 0222	09-15-1987	U	V	1	A		3400	225,000		3400	212,500		3400	212,500	
WILBUR, WINTHROP V JR		5831 0023	07-15-1987	U	V	128,000	N					3400	61,300				
ROSARY, JOAQUIM J TR		2243 0206	10-03-1975	U		0											
		Total						935,400		Total		844,900		Total		789,200	
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																	
Nbhd		Nbhd Name		B		Tracing		Batch									
CI07								HYAN									
NOTES																	
-JAXTIMER																	
-JRT PROPERTIES																	
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			
20-2953	11-18-2020	803	Addn Alt-Comm	125,000	06-09-2021	100	06-30-2022	Construct a 26' x 28' addition t	06-30-2022	TR	03		02	Bldg Permit Completed			
201406596	09-30-2014	FB	Finish Basemen	8,000	06-06-2016	100	06-30-2016	FB CREATE EXERCISE RM I	06-09-2021	SR	02		13	CALL BACK			
200803173	06-19-2008	SH	Shed	3,000	11-05-2008	100	06-30-2009	12 X 24 SHED	04-30-2020	GM	04		FR	Field Review			
200802617	06-03-2008	CM	Commercial	300,000	11-05-2008	100	06-30-2009	OFFICE BUILDING AND OUT	07-06-2016	JR	01		02	Bldg Permit Completed			
									07-20-2009	TP	03		52	New Construction			
									11-05-2008	MK	02		02	Bldg Permit Completed			
									05-23-2005	JS	03		16	In Office Review			
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	3400	OFFICE BLD M9	B	4		0.750 AC	330,000.00	1.01010	C	1.00	CI07	0.900		0	300,003	225,000	
Total Card Land Units						0.75 AC	Parcel Total Land Area: 0.75						Total Land Value				225,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	94	Commercial			
Grade	C	Average			
Stories	2.5				
Occupancy	2.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3400	OFFICE BLD M94			
Total Rooms	9				
Bedrooms					
Full Bathrooms					
Bath Split	02	0 Full-2 Half			
Rms/Partitions	03	ABOVE 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	8.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3400	OFFICE BLD M94	100
		0
		0

COST / MARKET VALUATION		
RCN		634,062
Year Built		2021
Effective Year Built		2018
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		1
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		99
RCNLD		593,500
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
BMT	Basement-Unfin	B	728	26.01	2021		100		0.00	21,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	728	728	728	111.53	81,196	
BMT	Basement Area	0	728	146	22.37	16,284	
FAT	Attic, Finished	238	476	238	55.77	26,545	
FHS	Half Story	202	252	189	83.65	21,080	
Ttl Gross Liv / Lease Area		1,168	2,184	1,301		145,105	

