

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
FOUR WIANNO AVENUE LLC 11 FIVE CORNERS DRIVE CENTERVILLE MA 02632						Description	Code	Appraised	Assessed								
						COMMERC.	3400	531,900	531,900								
						COM LAND	3400	412,500	412,500								
SUPPLEMENTAL DATA						Total		944,400	944,400								
Alt Prcl ID		Split Zonin		Plan Ref.													
#DL 1		#DL 2		Land Ct#													
GIS ID		F_961023_2691455		Assoc Pid#													
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
FOUR WIANNO AVENUE LLC				33407	0185	10-28-2020	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	
HANSEN, DAVID E & PETER				33407	0182	10-28-2020	U	I	1	1F	2023	3400	531,900	2022	3400	456,700	
HANSEN, DAVID E TR				33407	0180	10-24-2019	U	I	0	1F		3400	412,500		3400	371,200	
HANSEN, WARREN E TR & DAVID E TR				32243	0025	02-04-2018	U	I	0								
HANSEN, WARREN E TR				13024	0055	05-22-2000	U	I	0	1F							
						Total		944,400		Total	827,900	Total	827,800				
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)								
CI23				OSTVIL					531,900								
NOTES								Appraised Xf (B) Value (Bldg)									
-KINGLEN GROVER R.E.								0									
-HANSEN DESIGN = FBM								Appraised Ob (B) Value (Bldg)									
								0									
								Appraised Land Value (Bldg)									
								412,500									
								Special Land Value									
								0									
								Total Appraised Parcel Value									
								944,400									
								Valuation Method									
								C									
								Total Appraised Parcel Value									
								944,400									
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			
200800354	02-12-2008	CM	Commercial	10,000	01-01-2009	100	01-01-2009	RE-ROOF [22 SQ]	04-30-2020	GM	04		FR	Field Review			
82990	03-28-2005	NS	New Siding	5,000	01-01-2006	100	01-01-2006		09-11-2017	SR	02		03	Cycl Insp Comp			
66686	01-29-2003	RE	Remodel	158,000	08-17-2004	100	01-01-2005	INTERIOR REMODEL	11-14-2014	JR	03		16	In Office Review			
21112	02-12-1997	NW	New Windows	3,000	01-01-1998	100			09-02-2009	NF	03		16	In Office Review			
									09-01-2009	PT	02		44	Drive by inspection only			
									08-17-2004	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	3400	OFFICE BLD M9	BA	3		0.130	AC	330,000.00	3.84615	C	1.00	CI23	2.500		0	3,173,082	412,500
Total Card Land Units						0.13	AC	Parcel Total Land Area: 0.13						Total Land Value		412,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	16	Stucco on Wood			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		699,840
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1953
AC Type	03	Central	Effective Year Built		1988
Size Adj Tbl	3400	OFFICE BLD M94	Depreciation Code		G
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		24
Bath Split	00	0 Full-0 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	06	CEIL & WALLS	Percent Good		76
Common Wall	00	0%	RCNLD		531,900
Wall Height	11.00		Dep % Ovr		
1st Floor Use:	3400		Dep Ovr Comment		
Sewer Occupan			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,303	4,303	4,303	130.74	562,565	
BMT	Basement Area	0	3,402	680	26.13	88,902	
CAN	Canopy	0	99	10	13.21	1,307	
FBM	Fin Bsmnt	450	900	360	52.30	47,066	
Ttl Gross Liv / Lease Area		4,753	8,704	5,353		699,840	

