

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DNS REALTY INC								Description	Code	Appraised	Assessed	801
74 CAROLYN CIRCLE								COMMERC.	3250	1,450,000	1,450,000	
MARSHFIELD MA 02050							4	COM LAND	3250	212,800	212,800	FY2025 BARNSTABLE, MA
SUPPLEMENTAL DATA												
Alt Prcl ID						Plan Ref. 608/35						
Split Zonin						Land Ct#						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 LOT 2						PP STATU						
#DL 2												
GIS ID F_985891_2699228						Assoc Pid#						
									Total	1,662,800	1,662,800	VISION

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DNS REALTY INC								29580	0048	04-15-2016	Q	I	1,600,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CIP HYANNIS LLC								21472	0249	10-27-2006	U	I	11,000	1B	2025	3250	1,450,000	2024	3250	1,424,600	2023	3250	1,439,200
F&B DEVELOPMENT LLC								20959	0239	05-01-2006	U	I	1	1B		3250	212,800		3250	212,800		3250	212,800
GINSBERG ASSET MANAGEMENT LLC								20185	0147	08-23-2005	U	I	686,000	1B									
MANUEL GINSBERG TR								7397	0019	12-15-1990	U	I	1	1B									
									Total		1,662,800		Total		1,637,400		Total		1,652,000				

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)						1,298,400									
CI09								HYAN		Appraised Xf (B) Value (Bldg)						119,400									
														Appraised Ob (B) Value (Bldg)						32,200					
														Appraised Land Value (Bldg)						212,800					
														Special Land Value						0					
														Total Appraised Parcel Value						1,662,800					
														Valuation Method						C					
														Total Appraised Parcel Value						1,662,800					

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-23-42	04-05-2023	836	Sign	0		100		Awning sign with printed name		04-29-2020	GM	04		FR	Field Review				
SIGN-23-25	03-14-2023	836	Sign	0		100		Restaurant Sign		05-06-2016	JR	01		03	Cycl Insp Comp				
18-3628	11-01-2018	836	Sign	0		100		SIGNS FOR FOUR SEASONS		08-03-2015	AL	22		22	Change of Address				
18-3601	10-31-2018	881	Alt-Int work-Co	0		100		tenant fit out - no construction		02-21-2014	TW	22		22	Change of Address				
201508267	12-02-2015	SG	Sign	0	06-30-2016	100	06-30-2016	NEW 18 SQ WALL SIGN AND		06-30-2011	JR	02		03	Cycl Insp Comp				
201505549	09-10-2015	TF	Tenant Fitout	25,000	06-30-2016	100	06-30-2016	INTERIOR RENOVATION RO		09-15-2008	JR	03		16	In Office Review				
201006948	12-20-2010	OT	Other	2,200	06-30-2013	100	06-30-2011	AWNING W 8SF OF SIGNAG		08-21-2008	TP	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	3250	OFFC/RETAIL M	DMS	4	Hyannis	0.440	AC	330,000.00	1.46556	C	1.00	CI09	1.000		0	483,648	212,800
Total Card Land Units						0.44	AC	Parcel Total Land Area: 0.44						Total Land Value		212,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	B	Custom			
Stories	2				
Occupancy	4.00				
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	11	Ceram Clay Til			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3250	OFFC/RETAIL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	03	0 Full-3 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3250	OFFC/RETAIL M94	100
		0
		0

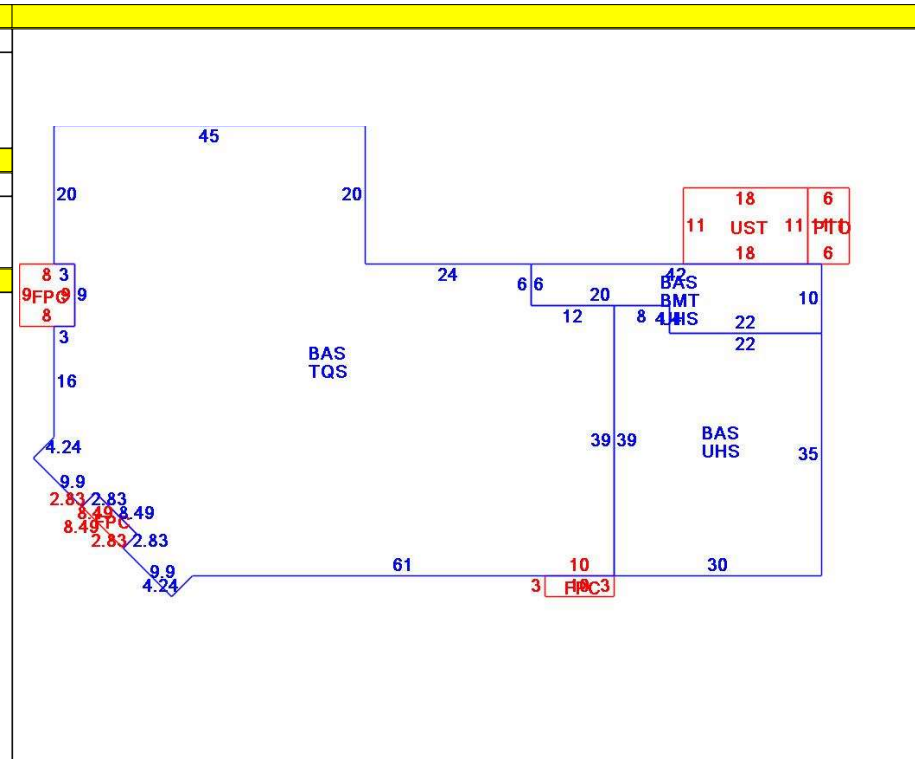
COST / MARKET VALUATION		
RCN		1,366,789
Year Built		2006
Effective Year Built		2017
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %	5	
Functional Obsol		
External Obsol		
Trend Factor	1	
Condition		
Condition %		
Percent Good	95	
RCNLD		1,298,400
Dep % Ovr		
Dep Ovr Comment		
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	6,400	3.00	2006		74		0.00	14,200
PKBR	Parking Bumper	L	5	52.17	2006		74		0.00	200
LP10	Light Pole per L	L	72	108.16	2006		74		0.00	5,800
LTHL	Halide Light Flx	L	5	1495.00	2006		74		0.00	5,500
FNC3	FENCE-6' CHAI	L	44	22.04	2006		74		0.00	700
PAV2	PAVING-CONC	L	540	6.00	2006		74		0.00	2,400
ELV1	Elevator-Res-S	B	1	33159.00	2016		95		0.00	31,500
SGN2	DOUBLE SIDE	L	24	39.53	2006		74		0.00	700
ELVS	Elevator-Comm	B	2	30000.00	2016		95		0.00	57,000
SPR1	SPRINKLERS-	B	7.935	4.10	2016		95		0.00	30,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,764	5,764	5,764	133.93	771,991
BMT	Basement Area	0	340	68	26.79	9,107
FPC	Open Porch Conc. Floor	0	126	19	20.20	2,545
PTO	Patio	0	66	3	6.09	402
TQS	Three Quarter Story	3,908	4,342	3,691	113.85	494,347
UHS	Half Story, Unfinished	0	1,422	640	60.28	85,717
UST	Utility Enclosure	0	198	20	13.53	2,679
Ttl Gross Liv / Lease Area		9,672	12,258	10,205		1,366,788



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION							
DNS REALTY INC 74 CAROLYN CIRCLE MARSHFIELD MA 02050								Description	Code	Appraised	Assessed								
								COMMERC.	3250	1,450,000	1,450,000								
							4	COM LAND	3250	212,800	212,800								
				SUPPLEMENTAL DATA															
				Alt Prcl ID		Plan Ref. 608/35													
				Split Zonin		Land Ct#													
				BID Parcel		#SR													
				ResExpt Q		Life Estate													
				#DL 1 LOT 2		PP STATU													
				#DL 2		Assoc Pid#													
				GIS ID F_985891_2699228															
								Total		1,662,800	1,662,800								
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	
										2025	3250	1,450,000	2024	3250	1,424,600	2023	3250	1,439,200	
											3250	212,800		3250	212,800		3250	212,800	
										Total		1,662,800	Total		1,637,400	Total		1,652,000	
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															
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name		B		Tracing		Batch											
CI09								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	212,800

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	88	Office/Retail									
Model	94	Commercial									
Grade	B	Custom									
Stories	2										
Occupancy	4.00										
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	11	Ceram Clay Til									
Interior Floor 2	14	Carpet									
Heating Fuel	03	Gas									
Heating Type	04	Hot Air									
AC Type	03	Central									
Size Adj Tbl	3250	OFFC/RETAIL M94									
Total Rooms											
Bedrooms	00										
Full Bathrooms	0										
Bath Split	03	0 Full-3 Half									
Rms/Partitions	02	AVERAGE									
Heat/AC	01	HEAT/AC PKGS									
Frame Type	02	WOOD FRAME									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	05	SUS-CEIL & WL									
Common Wall	00	0%									
Wall Height	10.00										
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	
SGNP	SIGN POST 6"	L	24	10.66	2006		74		0.00	200	
FNG3	GATE, C.L. 6'H	L	4	464.21	2006		74		0.00	1,400	
RFCC	Reinforced Con	L	200	7.25	2006		74		0.00	1,100	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											