

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION								
STANDARD HOLDINGS LLC 540 MAIN STREET UNIT 18 HYANNISMA02601						Description	Code	Appraised	Assessed									
						RESIDENTL	1120	2,910,500	2,910,500									
						RES LAND	1120	477,000	477,000									
SUPPLEMENTAL DATA																		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS IDF_978941_2703733				Plan Ref. 407/31 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total3,387,5003,387,500												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
STANDARD HOLDINGS LLC LORUSSO, L & THOMPSON, M & MURRAY, THOMPSON, MARK W TR CAPE & ISLANDS NURSING HOME HEALTH CARE PROPERTY INVEST		33050	0046	07-07-2020	U	V	1,200,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		25220	0034	01-28-2011	U	I	1	1F	2025	1120	2,910,500	2024	1120	2,961,300	2023	1120	3,755,400	
		20443	0053	11-04-2005	U	I	1,100,000	1K		1120	477,000		1120	477,000		1120	2,650,000	
		5971	0094	10-15-1987	Q	I	3,400,000	U										
HEALTH CARE PROPERTY INVEST		5158	0281	06-15-1986	Q	I	3,300,000	U	Total3,387,500Total3,438,300Total6,405,400									
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										
CI09								HYAN										
NOTES																		
53 APTS 44 2 BED 9 1 BED 85% TIE ON 80% OF THE BUILDING OR 68%									Appraised Bldg. Value (Card)2,565,300 Appraised Xf (B) Value (Bldg)144,700 Appraised Ob (B) Value (Bldg)200,500 Appraised Land Value (Bldg)477,000 Special Land Value0 Total Appraised Parcel Value3,387,500 Valuation MethodC Total Appraised Parcel Value3,387,500									
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-22-82	06-30-2022	836	Sign	0	04-14-2023	100	06-30-2023	Free Standing Entrance Identif	07-17-2023	LP			16	In Office Review				
BLDC-22-80	05-13-2022	838	Solar Panel-Co	186,950	03-22-2023	100	03-22-2023	COMPLETED 3/22/2023 PER	04-14-2023	SR	01	6	02	Bldg Permit Completed				
SM-22-1	01-18-2022	834	Sheet Metal	395,000	04-14-2023	100	06-30-2022	SOLAR	05-24-2022	SR	01		13	CALL BACK				
BLDC-21-11	07-28-2021	825	New Const - Co	10,610,801	04-14-2023	100	06-30-2023	New Construction of a 53-Unit	04-11-2022	CK	02		13	CALL BACK				
19-1572	05-15-2019	810	Demolition	60,000	09-24-2019	100	06-30-2019	DEMOLISH THE EXISTING SI	05-04-2020	GM	04		FR	Field Review				
B33445	01-01-1990	RE	Remodel	32,000	01-15-1991	100	12-31-1991	HY ALTER	09-26-2019	SR	02		02	Bldg Permit Completed				
B24762	01-01-1983	NC	New Constructi	98,000	01-15-1983	100	12-31-1983	HY 2 1/2	08-24-2017	SR	02		03	Cycl Insp Comp				
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	112C	APTS 9+/M94	MAH	4	Hyannis	53	UT	50,000.00	1.00000	0	0.18	1.000			0	9,000		
1	112C	APTS 9+/M94	MAH	4		2.980	AC		1.00000	0	1.00	0105	1.000	LOT SIZE	0	0		
Total Card Land Units						2.98	AC	Parcel Total Land Area: 2.98						Total Land Value				477,000

Property Location 850 FALMOUTH ROAD/RTE 28
Vision ID 18191 Account # 159599

Map ID 250/ 036/ / /
Bldg # 1

Bldg Name
Sec # 1 of 1

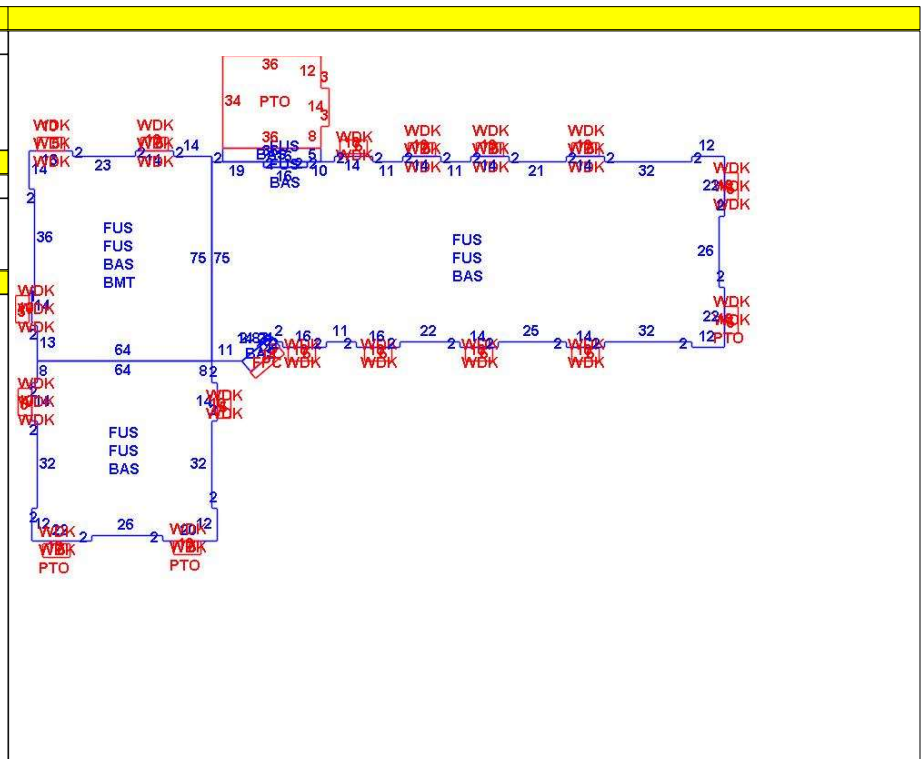
Card # 1 of 2

State Use 112C
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	14	Apartments			
Model	94	Commercial			
Grade	B	Custom			
Stories	3				
Occupancy	53.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	23	Laminate			
Interior Floor 2	14	Carpet			
Heating Fuel	04	Electric			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	112C	APTS 9+/M94			
Total Rooms					
Bedrooms					
Full Bathrooms					
Bath Split					
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	05	STEEL			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	9.00				
1st Floor Use:	112C				
Sewer Occupan					

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	34,000	3.00	2021		100		0.00	102,000
ELEV	Elevator-Res-M	B	2	56058.00	2021		30		0.00	33,600
SOL3	Solar PV Panel	B	276	635.00	2023		0		0.00	0
BMT	Basement-Unfin	B	4,960	26.01			30		0.00	30,200
SPR1	SPRINKLERS-	B	65,152	4.10			30		0.00	80,100
WDC	Wood Decking	L	2,100	20.00	2021		94		0.00	34,400
PATF	Flagstone Pave	L	1,416	30.00	2022		98		0.00	35,700
PAT1	Patio- Average	L	220	5.89	2022		98		0.00	1,400
TRS	Trash Encl-6' w/	L	1	3401.00	2021		94		0.00	3,200
SGN2	DOUBLE SIDE	L	9	39.53	2021		94		0.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	22,225	22,225	22,225	131.25	2,916,945
BMT	Basement Area	0	4,960	992	26.25	130,196
FPC	Open Porch Conc. Floor	0	42	6	18.75	787
FUS	Upper Story	43,950	43,950	41,753	124.69	5,479,918
PTO	Patio	0	1,416	71	6.58	9,318
WDK	Wood Deck	0	2,100	105	6.56	13,781
Ttl Gross Liv / Lease Area		66,175	74,693	65,152		8,550,945



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VISION

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