

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SHALLOW POND PROFESSIONAL LL C/O KELLER COMPANY 1436 IYANNOUGH RD/RTE 132, U3							Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
HYANNIS MA 02601							COMMERC.	3400	2,612,500	2,612,500	
						4	COM LAND	3400	1,021,700	1,021,700	<b>VISION</b>
SUPPLEMENTAL DATA											
Alt Prcl ID			Split Zonin RD-1;RC-1;HB;B		Plan Ref. 539/24						
#DL 1 PART OF LOT 1B			#DL 2		Land Ct# #SR						
GIS ID F_979101_2709834					Assoc Pid#						
							Total		3,634,200	3,634,200	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SHALLOW POND PROFESSIONAL LLC							22428	0106	10-26-2007	U	I	830,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SP PROPERTIES LLC							20379	0211	10-19-2005	Q	I	1,228,000	00	2025	3400	2,612,500	2024	3400	2,625,000	2023	3400	2,651,800
GRUBER, ROSALIND H TR							15618	0295	09-20-2002	U	I	1	1V		3400	1,021,700		3400	1,021,700		3400	1,021,700
GRUBER, ROSALIND H							12377	0298	06-30-1999	U	I	570,000	1V									
MCDONOUGH, FRANK R & CATHERINE							1453	0444	10-27-1969	U		0										
							Total							3,634,200		Total		3,646,700		Total		3,673,500

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			
CI21				HYAN			

NOTES												APPRAISED VALUE SUMMARY				
-NUTTER												Appraised Bldg. Value (Card)	2,388,200			
-UBS												Appraised Xf (B) Value (Bldg)	121,400			
												Appraised Ob (B) Value (Bldg)	102,900			
												Appraised Land Value (Bldg)	1,021,700			
												Special Land Value	0			
												Total Appraised Parcel Value	3,634,200			
												Valuation Method	C			
												Total Appraised Parcel Value	3,634,200			

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
200900019	01-06-2009	NW	New Windows	17,356	06-30-2009	100	06-30-2009	NW REMOVE EXIST & REPL	07-12-2024	SR	02		03	Cycl Insp Comp
200805144	10-01-2008	TF	Tenant Fitout	600,000	06-30-2009	100	06-30-2009	TI WORK FOR NUTTER, MCL	04-30-2020	GM	04		FR	Field Review
200804506	08-22-2008	TF	Tenant Fitout	114,000	06-30-2009	100	06-30-2009	TI WORK FOR UBS FIN SVC	07-31-2017	SR	02		14	Cyclical Inspection
200707289	11-15-2007	CM	Commercial	135,000	07-22-2008	100	06-30-2008	SECOND FLOOR	08-24-2009	MA	22		22	Change of Address
200703995	07-30-2007	CM	Commercial	1,600,000	07-22-2008	100	06-30-2008	BUILD OFFICE BLDG						
200703994	07-30-2007	CM	Commercial	46,000	07-22-2008	100	06-30-2008	DEMO MOTEL						
B35824	04-01-1993	RE	Remodel	5,000	03-15-1994	100	06-30-1994	HYALTER.						

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	
1	3400	OFFICE BLD M9	SPLI	4	Hyannis	1.290	AC	330,000.00	1.00000	C	1.00	CI21	2.400	VAL W/ X02	0	792,000	1,021,700
Total Card Land Units						1.29	AC	Parcel Total Land Area: 1.29						Total Land Value		1,021,700	

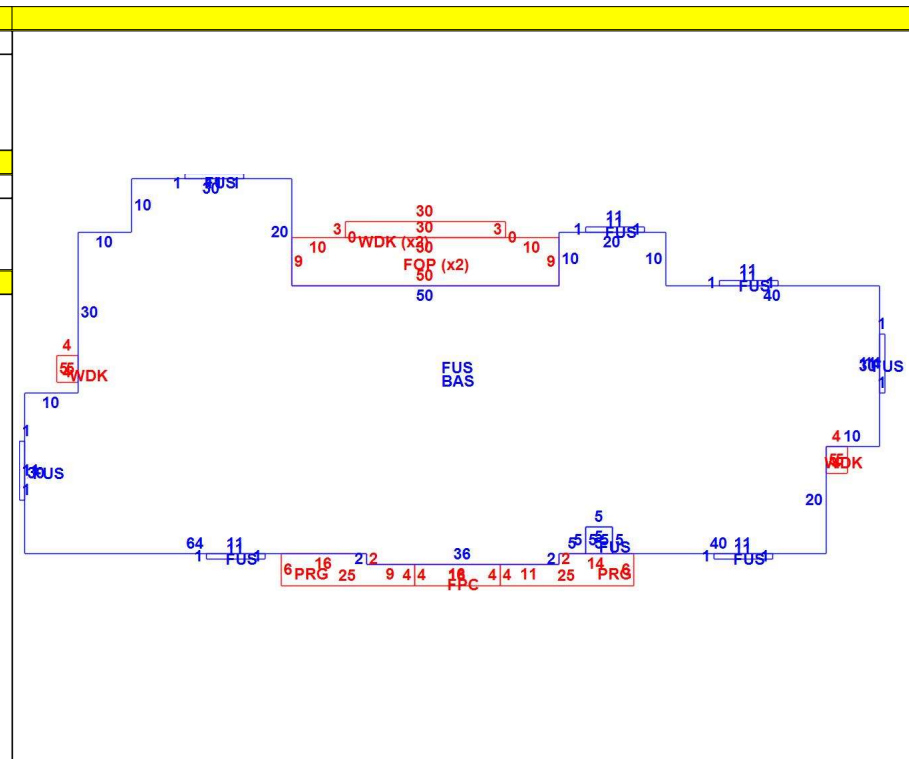
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	B	Custom			
Stories	2				
Occupancy	2.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	30	Cement Siding			
Roof Structure	03	Gable/Hip			
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					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3400	OFFICE BLD M94			
Total Rooms					
Bedrooms					
Full Bathrooms	0				
Bath Split	04	0 Full-4 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3010				
Sewer Occupan					

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

COST / MARKET VALUATION		
RCN		2,567,919
Year Built		2007
Effective Year Built		2015
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		7
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		93
RCNLD		2,388,200
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	21,000	3.00	2007		76		0.00	47,900
LTLS	Walkwy Lights	L	4	107.56	2007		76		0.00	300
LT1	LT POLE W/MH	L	6	4251.00	2007		76		0.00	19,400
PKBR	Parking Bumper	L	15	52.17	2007		76		0.00	600
SGN2	DOUBLE SIDE	L	63	39.53	2007		76		0.00	1,900
SPO2	SIGN POST ST	L	18	73.02	2007		76		0.00	1,000
CCCB	Concrete Curb	L	1,300	12.49	2007		76		0.00	12,300
PAV2	PAVING-CONC	L	2,800	6.00	2017		96		0.00	16,100
ELVS	Elevator-Comm	B	2	30000.00	2013		93		0.00	55,800
SPR1	SPRINKLERS-	B	17,196	4.10	2013		93		0.00	65,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	8,547	8,547	8,547	151.54	1,295,173	
FOP	Open Porch	0	900	135	22.73	20,457	
FPC	Open Porch Conc. Floor	0	64	10	23.68	1,515	
FUS	Upper Story	8,649	8,649	8,217	143.97	1,245,166	
PRG	Pergola	0	260	26	15.15	3,940	
WDK	Wood Deck	0	220	11	7.58	1,667	
Ttl Gross Liv / Lease Area		17,196	18,640	16,946		2,567,918	



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						COM LAND	3400	1,021,700	1,021,700							
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									3400	1,021,700		3400	1,021,700		3400	1,021,700
								Total		3,634,200	Total		3,646,700	Total		3,673,500
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<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
TRS	Trash Encl-6' w/	L	1	3401.00			100		0.00	3,400
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
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