

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
1513 IYANNOUGH LLC C/O KELLER 1436 IYANNOUGH RD								Description	Code	Appraised	Assessed		Total
HYANNIS MA 02601								COMMERC.	3250	2,387,600	2,387,600		
								COM LAND	3250	2,056,800	2,056,800	4,444,400	
SUPPLEMENTAL DATA													
Alt Prcl ID				Split Zonin RD-1;HB		Plan Ref. 126/69							
#DL 1 LOT 1						Land Ct#							
#DL 2						#SR							
GIS ID F_978776_2709980						Life Estate							
						PP STATU							
						Assoc Pid#							

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
1513 IYANNOUGH LLC				31027	0049	01-16-2018	U	I	5,782,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAPE COD CENTER LLC				22672	0302	02-15-2008	U	I	1	1B	2025	3250	2,387,600	2024	3250	2,371,200	2023	3250	2,398,900
NOVICK, RICHARD ET AL TRS				10590	0041	01-30-1997	U	I	1	1A		3250	2,056,800		3250	2,056,800		3250	2,056,800
NOVICK, RICHARD & KELLER, JOS TRS				10382	0119	09-15-1996	U		1	A									
NOVICK, RICHARD				8779	0061	09-15-1993	U	V	350,000	1B									
Total										4,444,400	Total	4,428,000	Total	4,455,700					

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			
CI23				CENVIL			

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	2,240,000		
												Appraised Xf (B) Value (Bldg)	75,300		
												Appraised Ob (B) Value (Bldg)	72,300		
												Appraised Land Value (Bldg)	2,056,800		
												Special Land Value	0		
												Total Appraised Parcel Value	4,444,400		
												Valuation Method	C		
												Total Appraised Parcel Value	4,444,400		

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	
BLDC-23-24	10-23-2023	803	Addn Alt-Comm	50,000		100		Repairs to non-load bearing ex	06-24-2024	SR	02		03	Cycl Insp Comp	
19-3212	01-06-2020	836	Sign	300		100		Install 14" X 67" sign panel on	04-29-2020	GM	04		FR	Field Review	
19-4086	12-18-2019	835	Sid/Wind/Roof/	95,000		100		Slice existing roofing, Mechanic	10-29-2018	EO	03		16	In Office Review	
19-2981	09-26-2019	836	Sign	9,000		100		Install new internally illuminate	03-23-2018	MD	22		22	Change of Address	
19-2222	07-11-2019	888		90,000		100		PROVIDE SHEET METAL DIS	07-31-2017	SR	02		14	Cyclical Inspection	
19-1163	05-22-2019	881	Alt-Int work-Co	432,000		100		Renovation of existing former r	12-09-2015	JR	03		16	In Office Review	
19-156	03-25-2019	881	Alt-Int work-Co	35,000		100		Selective Demolition of interior	12-03-2014	JR	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	SPLI	3	Centerville	2.500	AC	330,000.00	1.00000	C	1.00	CI21	2.400	SITE	0	792,000	1,980,000
1	3250	OFFC/RETAIL M	SPLI	3		1.940	AC	39,600.00	1.00000	R	1.00	1.000	EXCS	0	39,600	76,800	
Total Card Land Units						4.44	AC	Parcel Total Land Area: 4.44						Total Land Value		2,056,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
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	03	Plastered			
Interior Wall 2	06	Cust Wd Panel			
Interior Floor 1	14	Carpet			
Interior Floor 2					
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	00	0 Full-0 Half			
Rms/Partitions	03	ABOVE 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	14.00				
1st Floor Use:	3231				
Sewer Occupan					

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

COST / MARKET VALUATION		
RCN		2,731,742
Year Built		1996
Effective Year Built		2001
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		18
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		82
RCNLD		2,240,000
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

40	UAT	110	5	10	30	5	105	35	UAT	55	55
	BAS	35							BAS		
70	UAT	110	70	70	68	9	76	35	UAT	59	25
	BAS	35							BAS		
40	UAT	110	10	10	29	5	76	35	UAT	59	14
	BAS	35							BAS		
15	FPC	150	15	18	35	5	135	130	FPC		

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
PAV1	PAVING-ASPH	L	37,200	3.00	1996		54		0.00	60,300
SPR1	SPRINKLERS-	B	22,400	4.10	2002		82		0.00	75,300
PKBR	Parking Bumper	L	40	52.17	1996		54		0.00	1,100
LTHL	Halide Light Flx	L	11	1495.00	1996		54		0.00	8,900
SGN2	DOUBLE SIDE	L	48	39.53	2017		96		0.00	1,800
SGNP	SIGN POST 6"	L	22	10.66	2017		96		0.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	22,400	22,400	22,400	100.04	2,240,936	
FPC	Open Porch Conc. Floor	0	6,270	941	15.01	94,139	
UAT	Attic, Unfinished	0	15,860	3,965	25.01	396,666	
Ttl Gross Liv / Lease Area		22,400	44,530	27,306		2,731,741	

