

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
FREEFALL LLC								Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA		
297 NORTH STREET							4	COMMERC.	3210	456,100	456,100			
HYANNIS MA 02601				<b>SUPPLEMENTAL DATA</b>					COM LAND	3210	222,400	222,400	<b>VISION</b>	
Alt Prcl ID				Split Zonin RB;HB		Plan Ref.								
#DL 1 LOT 101				#DL 2		Land Ct# 10614-P								
GIS ID F_979440_2700543				Assoc Pid#				Total					678,500	678,500

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FREEFALL LLC							C199	0	01-11-2013	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
STUBORN LP							C172	0	04-23-2004	U	I	100	1B	2025	3210	456,100	2024	3210	446,100	2023	3210	446,100
ONE VILLAGE PLACE LP							C137	0	07-17-1995	U	I	100	1B		3210	222,400		3210	222,400		3210	222,400
BORNSTEIN, STUART A TR							C122	0	03-04-1991	U	I	150,000	1L									
MERCHANTS BK & TR OF C C							C903	0	12-01-1982	Q	V	115,000	U									
Total													678,500		Total		668,500		Total		668,500	

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									
CI09						HYAN									

NOTES												VISIT / CHANGE HISTORY							
--WHOLE HEALTH PHARMACY-- (FORMER BANK)												Date	Id	Type	Is	Cd	Purpost/Result		
												04-29-2020	GM	04		FR	Field Review		
												10-17-2018	SR	01		03	Cycl Insp Comp		
												12-06-2011	JR	03		16	In Office Review		
												06-30-2011	JR	02		03	Cycl Insp Comp		
Total Appraised Parcel Value																678,500			

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	
201408237	11-24-2014	SG	Sign	0	06-30-2015	100	06-30-2015	REFACE EXISTING SIGN 50		04-29-2020	GM	04		FR	Field Review	
201406784	10-07-2014	TF	Tenant Fitout	0	06-30-2015	100	06-30-2015	TENANT FITOUT - WHOLE H		10-17-2018	SR	01		03	Cycl Insp Comp	
200902949	06-29-2009	RW	Repair Work	2,500	11-16-2009	100	06-30-2010	HNDICAP RMP		12-06-2011	JR	03		16	In Office Review	
										06-30-2011	JR	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	3210	PHARMACY	SPLI	4	Hyannis	0.520	AC	330,000.00	1.29603	C	1.00	CI09	1.000			0	427,680	222,400
Total Card Land Units						0.52	AC	Parcel Total Land Area: 0.52				Total Land Value				222,400		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	44	Pharmacy									
Model	94	Commercial									
Grade	C-	Average Minus									
Stories	1										
Occupancy	1.00										
Exterior Wall 1	20	Brick/Masonry									
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	14	Carpet				RCN		532,928			
Interior Floor 2	05	Vinyl/Asphalt									
Heating Fuel	03	Gas									
Heating Type	04	Hot Air				Year Built		1983			
AC Type	03	Central				Effective Year Built		1999			
Size Adj Tbl	3210	PHARMACY				Depreciation Code		G			
Total Rooms						Remodel Rating		04			
Bedrooms	00					Year Remodeled		2014			
Full Bathrooms	0					Depreciation %		19			
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	03	MASONRY				Condition					
Baths/Plumbing	02	AVERAGE				Condition %					
Ceiling/Wall	05	SUS-CEIL & WL				Percent Good		81			
Common Wall	00	0%				RCNLD		431,700			
Wall Height	12.00					Dep % Ovr					
1st Floor Use:	3251					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
PAV1	PAVING-ASPH	L	11,000	3.00	1985		32		0.00	10,600
DUW	DRIVE-UP WIN	B	1	2798.00	1996		81		0.00	2,300
SGN3	DBL SIDED W/I	L	32	199.92	2014		90		0.00	5,800
SPO2	SIGN POST ST	L	8	73.02	2000		62		0.00	400
ASCB	Asphalt Curb-4"	L	814	4.69	1985	00	100	00	1.00	3,800
LP10	Light Pole per L	L	14	108.16	2017		96		0.00	1,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,692	1,692	1,692	239.52	405,265
BMT	Basement Area	0	846	169	47.85	40,479
CAN	Canopy	0	256	26	24.33	6,227
FBM	Fin Bsmnt	423	846	338	95.69	80,957
Ttl Gross Liv / Lease Area		2,115	3,640	2,225		532,928

