

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MACGREGOR, J BRUCE TR SUNRISE NOMINEE TRUST 270 COMMUNICATION WAY UNIT 7B						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
HYANNIS MA 02601					4	COMMERC. COM LAND	3325 3325	103,400 204,400	103,400 204,400	
SUPPLEMENTAL DATA										<b>VISION</b>
Alt Prcl ID			Plan Ref. 194/109							
Split Zonin			Land Ct# 24349-B (SH 3)							
#DL 1 LOTS 26, 27, 26A & 27A			Life Estate							
#DL 2			PP STATU							
GIS ID F_981728_2707991			Assoc Pid#							
						Total		307,800	307,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MACGREGOR, J BRUCE TR		C205 0	03-10-2015	Q	I	250,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LARSON, CRAIG G TR		27296 0120	04-17-2013	U	I	1	1F	2025	3325	103,400	2024	3325	100,100	2023	3325	100,100
LARSON, CRAIG G & FALACCI, JOHN M TR		26228 0322	04-06-2012	U	I	150,000	1		3325	204,400		3325	204,400		3325	204,400
WILLMAN, TIMOTHY A & PEYTON C		13220 0263	09-01-2000	U	I	1	1A									
WILLMAN, PHYLLIS C		9171 0198	05-15-1994	U	I	1	A									
						Total		307,800	Total		304,500	Total		304,500		

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
CI09				HYAN			

NOTES										APPRAISED VALUE SUMMARY					
BOURQUE HEATING AND COOLING										Appraised Bldg. Value (Card)		101,000			
										Appraised Xf (B) Value (Bldg)		0			
										Appraised Ob (B) Value (Bldg)		2,400			
										Appraised Land Value (Bldg)		204,400			
										Special Land Value		0			
										Total Appraised Parcel Value		307,800			
										Valuation Method		C			
										Total Appraised Parcel Value		307,800			

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
16-1431	05-31-2016	835	Sid/Wind/Roof/	6,900		100		re-roof		07-16-2021	CK	01		03	Cycl Insp Comp
201204836	08-13-2012	CM	Commercial	5,785	06-30-2013	100	06-30-2013	FRAME STORAGE SHED ON		04-28-2020	GM	04		FR	Field Review
201202826	05-16-2012	NW	New Windows	2,450	06-30-2012	100	06-30-2012	REMOV/REPLC OLD RATED		01-14-2019	RB	22		22	Change of Address
201202277	04-24-2012	NS	New Siding	1,800	06-30-2012	100	06-30-2012	REPAIR ROTTED EXTER TRI		09-03-2015	JR	03		20	Sale Review

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	3325	GARAGE	RC-	4	Hyannis	0.370	AC	330,000.00	1.67403	C	1.00	CI09	1.000		0	552,420	204,400
Total Card Land Units						0.37	AC	Parcel Total Land Area: 0.37						Total Land Value		204,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	251	Garage			
Model	95	SvcGar/Gar/JS			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished	RCN		121,694
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-No Duc	Year Built		1968
AC Type	03	Central	Effective Year Built		2002
Size Adj Tbl	3325	GARAGE	Depreciation Code		VG
Total Rooms			Remodel Rating		
Bedrooms	01		Year Remodeled		
Full Bathrooms	0		Depreciation %		17
Bath Split	02	0 Full-2 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	03	HEAT ONLY	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	00	NONE	Percent Good		83
Common Wall	00	0%	RCNLD		101,000
Wall Height	14.00		Dep % Ovr		
1st Floor Use:	316I		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	2,500	3.00	1985		32		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,400	1,400	1,400	86.92	121,694	
Ttl Gross Liv / Lease Area		1,400	1,400	1,400		121,694	

