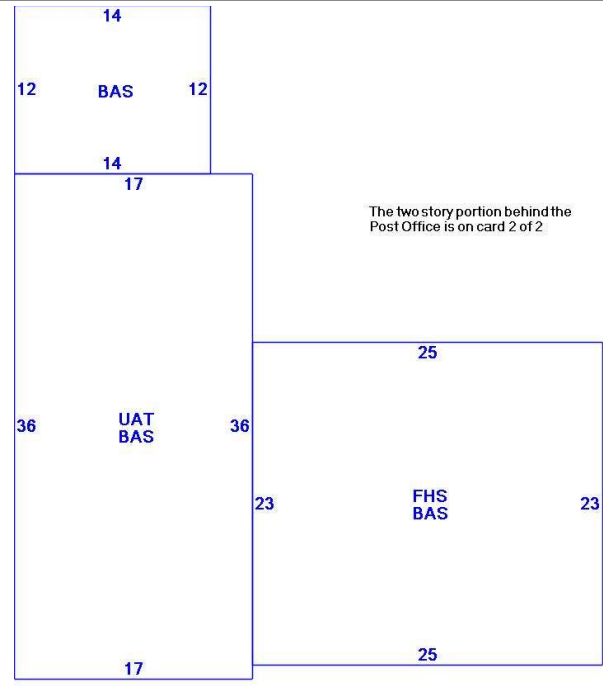


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION							
44 LONGWOOD AVENUE LLC PO BOX 235 HYANNIS PORT MA 02647		1	Level	6	Septic	1	Paved	1	Water View	Description	Code	Appraised	Assessed			801 FY2025 BARNSTABLE, MA VISION					
				4	Gas					RESIDNTL	013H	247,300	247,300								
				2	Public Water			4		COMMERC.	031X	89,940	89,940								
SUPPLEMENTAL DATA										COM LAND	031X	763,920	763,920					801 FY2025 BARNSTABLE, MA VISION			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_983439_2693349										COMMERC.	0340	59,960	59,960								
Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#										COM LAND	0340	509,280	509,280								
										Total		1,670,400	1,670,400								
										Total		1,670,400	1,670,400								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
44 LONGWOOD AVENUE LLC ONEIL, MILDRED & WILLS, CAROLYN ONEIL, WILLIAM J				27008	0337	01-02-2013		U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				P659	0	12-15-1983		U	I	1		A	2025	013H	247,300	2024	013H	226,300	2023	013H	212,200
				0573	0379	12-07-1940		U	I	0				031X	89,940		031X	85,260		031X	85,260
										0			031X	763,920		031X	763,920		031X	601,380	
										0			0340	59,960		0340	56,840		0340	56,840	
										0		Total		1,670,400	Total		1,641,600	Total		1,356,600	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description	Number	Amount		Comm Int		APPRAISED VALUE SUMMARY								
													Appraised Bldg. Value (Card) 395,300								
Total				0.00									Appraised Xf (B) Value (Bldg) 0								
ASSESSING NEIGHBORHOOD															Appraised Ob (B) Value (Bldg) 1,900						
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Land Value (Bldg) 1,273,200											
0117								HYAN		Special Land Value 0											
NOTES															Total Appraised Parcel Value 1,670,400						
															Valuation Method C						
															Total Appraised Parcel Value 1,670,400						
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						
EXPC-24-7	11-19-2024	835		10,000		0		Remove and frame to close 4		05-06-2020	GM	04		FR	Field Review						
17-1979	08-15-2017	836	Sign	0	05-01-2018	100	06-30-2018	6.87 sq ft sign, 23"x43" for Mor		06-30-2019	TR	03		02	Bldg Permit Completed						
84489	05-03-2005	NR	New Roof	6,000	12-31-2005	100	12-31-2005			07-18-2018	SR	01		13	CALL BACK						
61047	05-13-2002	NW	New Windows	800	09-25-2002	100	01-01-2003	SKYLIGHT		09-25-2002	MF	04		44	Drive by inspection only						
B34604	09-01-1991	CM	Commercial	7,000	12-31-1991	100	12-31-1991	HP RAMP		11-08-2000	MF	01		00	Meas/Listed-Interior Acces						
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	031X	MU OFFICE	RF-1	4	Hyannis	0.110	AC	176,344.00	6.76653	5	1.00	0117	9.700			0	11,574,408.	1,273,200			
Total Card Land Units						0.11	AC	Parcel Total Land Area: 0.11					Total Land Value					1,273,200			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	Comm Bldg			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	1.15				
Occupancy	0.00				
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					
Interior Floor 1	23	Laminate			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	031X	MU OFFICE			
Total Rooms					
Bedrooms	01				
Full Bathrooms	1				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	010C				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
031X	MU OFFICE	60
0340	OFFICE BLD M94	40
		0

COST / MARKET VALUATION		
RCN		214,083
Year Built		1925
Effective Year Built		1986
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	30	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	70	
RCNLD	149,900	
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,355	1,355	1,355	110.41	149,604	
FHS	Half Story	460	575	431	82.76	47,586	
UAT	Attic, Unfinished	0	612	153	27.60	16,893	
Ttl Gross Liv / Lease Area		1,815	2,542	1,939		214,083	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
44 LONGWOOD AVENUE LLC PO BOX 235 HYANNIS PORT MA 02647	1 Level	6 Septic	1 Paved	1 Water View	Description	Code	Assessed	Assessed	RESIDNTL 013H 247,300 COMMERC. 031X 89,940 COM LAND 031X 763,920 COMMERC. 0340 59,960 COM LAND 0340 509,280 Total 1,670,400 1,670,400	
		4 Gas								
		2 Public Water			4					
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin		Plan Ref.						
BID Parcel		ResExpt Q		Land Ct#						
#DL 1		#DL 2		#SR						
GIS ID F_983439_2693349		Assoc Pid#		Life Estate						
		PP STATU								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
44 LONGWOOD AVENUE LLC ONEIL, MILDRED & WILLS, CAROLYN ONEIL, WILLIAM J	27008	0337	01-02-2013	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
	P65947	0	12-15-1983	U	I	1	A	2025	013H	247,300	2024	013H	226,300	2023	013H	212,200
	0573	0379	12-07-1940	U	I	0			031X	89,940		031X	85,260		031X	85,260
									031X	763,920		031X	763,920		031X	601,380
									0340	59,960		0340	56,840		0340	56,840
									0340	509,280		0340	509,280		0340	509,280
								Total		1,670,400	Total		1,641,600	Total		1,356,600

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						
0117				HYAN	Appraised Bldg. Value (Card)					395,300
					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					1,900
					Appraised Land Value (Bldg)					1,273,200
					Special Land Value					0
					Total Appraised Parcel Value					1,670,400
					Valuation Method					C
					Total Appraised Parcel Value					1,670,400

NOTES															

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	

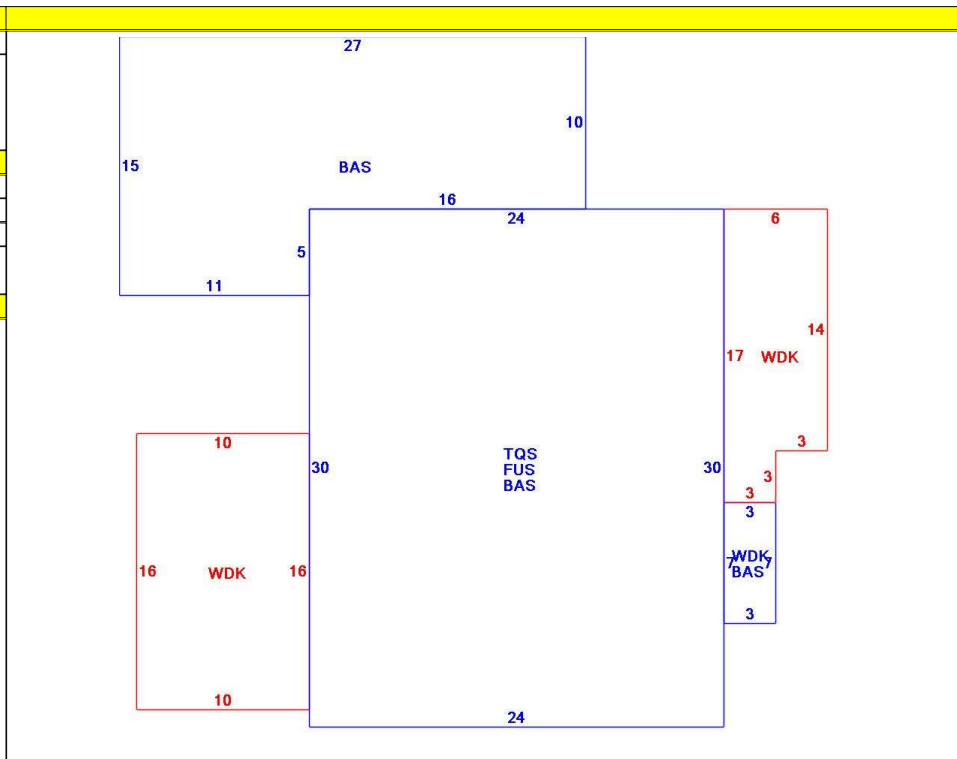
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
2	013H	RES PART MU	RF-1	4	0 SF	0.00	1.00000	1.0000	0	1.00		1.000		0.0000	0	0

Total Card Land Units					0.00	SF	Parcel Total Land Area					0.11	Total Land Value				0
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	10	Duplex			
Model	01	Residential			
Grade:	C	Average			
Stories	2.8				
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					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	06	6 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	11	11 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	30	3 Full-0 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	355,659
Year Built	1900
Effective Year Built	1984
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	245,400
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	% Gd	Grade	Grade Adj.	Appr. Value
WDC	Wood Decking	L	274	20.00	1986		34		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,066	1,066	1,066	157.79	168,204
FUS	Upper Story	720	720	720	157.79	113,609
TQS	Three Quarter Story	468	720	468	102.56	73,846
WDK	Wood Deck	0	274	0	0.00	0
Ttl Gross Liv / Lease Area		2,254	2,780	2,254		355,659

