

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ROCKLAND TRUST COMPANY							Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
288 UNION STREET							COMMERC.	3410	2,279,600	2,279,600	
ROCKLAND MA 02370							COM LAND	3410	352,800	352,800	
SUPPLEMENTAL DATA							Total		2,632,400	2,632,400	VISION
Alt Prcl ID	Split Zonin	DV;RB	Plan Ref.	307/74, 214/137,							
BID Parcel	ResExpt Q	#DL 1	#DL 2	Land Ct#							
GIS ID	F_985269_2698686		Assoc Pid#								

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ROCKLAND TRUST COMPANY							30789	0202	09-26-2017	U	I	1,800,000	1	Year	Code	Assessed	Year	Code	Assessed
HYANNIS ROTARY LLC							26821	0142	11-02-2012	Q	I	1,620,000	00	2025	3410	2,279,600	2024	3410	2,239,500
SHOESTRING PROPERTIES LP							14792	0161	02-06-2002	U	I	100	1B		3410	352,800		3410	352,800
BORNSTEIN, STUART TR							9947	0177	11-15-1995	U	I	412,500	1L						
NEW BEDFORD INST FOR SAVING							8027	0114	05-15-1992	U	I	618,450	1L						
													Total	2,632,400	Total	2,592,300	Total	2,592,300	

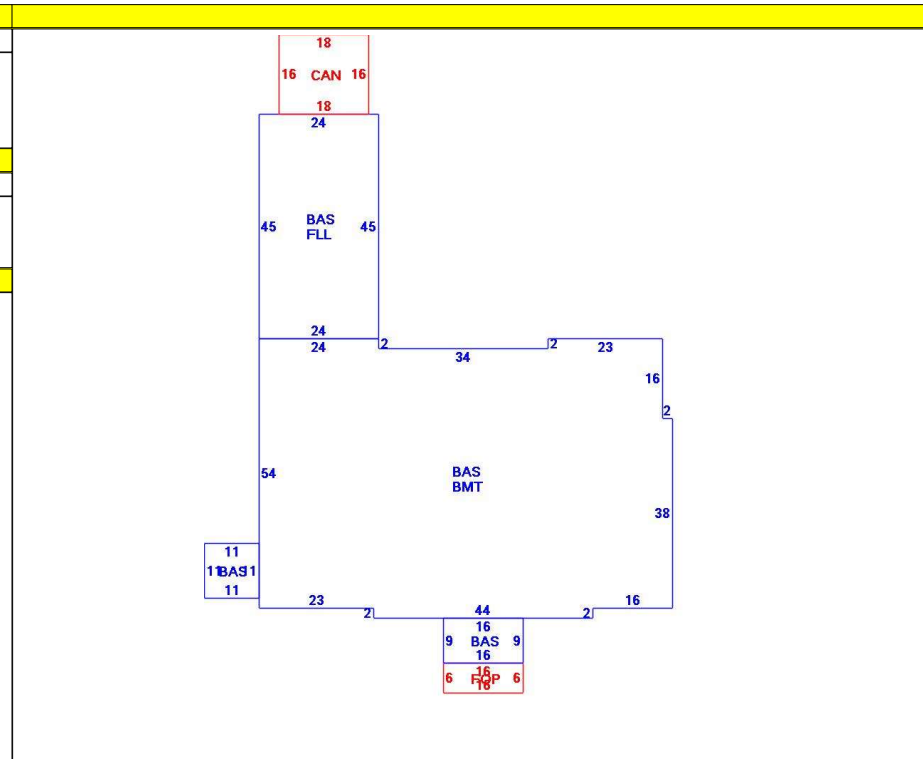
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
CI09				HYAN	Appraised Bldg. Value (Card)	2,028,800	
					Appraised Xf (B) Value (Bldg)	181,000	
					Appraised Ob (B) Value (Bldg)	69,800	
					Appraised Land Value (Bldg)	352,800	
					Special Land Value	0	
					Total Appraised Parcel Value	2,632,400	
					Valuation Method	C	
					Total Appraised Parcel Value	2,632,400	

NOTES												VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
18-1330	05-01-2018	836	Sign	0	08-09-2018	100		100+ sq ft of new signage allo	04-30-2020	GM	04		FR	Field Review	
18-748	03-21-2018	836	Sign	0		100		1 freestanding sign 10' high 1	08-09-2018	SR			03	Cycl Insp Comp	
18-510	02-20-2018	836	Sign	0		100		TEMP SIGN FOR ROCKLAND	08-09-2018	SR	02		02	Bldg Permit Completed	
17-4043	01-11-2018	803	Addn Alt-Comm	1,500,000	08-09-2018	100		COMPLETE RENOVATION T	06-18-2015	JR	03		03	Cycl Insp Comp	
201002225	06-08-2010	RE	Remodel	15,000	06-30-2010	100	06-30-2010	WITHDRAWN -OFFICE MODI	07-26-2013	JR	03		20	Sale Review	
20060214	04-14-2007	NR	New Roof	17,800	06-30-2008	100	06-30-2008	REROOF	12-16-2011	JR	03		16	In Office Review	
73198	11-24-2003	OT	Other	0	05-04-2009	100	06-30-2009	SIGN-WACHOVIA	08-20-2009	NF	03		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	3410	BANK BLDG	SPLI	4	Hyannis	1.000	AC 330,000.00	1.00000	C	1.00	CI09	1.000	SITE		0	330,000
1	3410	BANK BLDG		4		0.250	AC 39,600.00	2.30303	R	1.00		1.000	EXCS		0	91,198.8
Total Card Land Units						1.25	AC	Parcel Total Land Area: 1.25				Total Land Value				352,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	31	Branch Bank			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
Occupancy	1.00				
MIXED USE					
Exterior Wall 1	20	Brick/Masonry	Code	Description	Percentage
Exterior Wall 2	30	Cement Siding	3410	BANK BLDG	100
Roof Structure	03	Gable/Hip			0
Roof Cover	03	Asph/F Gls/Cmp			0
COST / MARKET VALUATION					
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	14	Carpet	RCN		2,415,244
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1941
Heating Type	05	Hot Water	Effective Year Built		2004
AC Type	03	Central	Depreciation Code		E
Size Adj Tbl	3410	BANK BLDG	Remodel Rating		05
Total Rooms			Year Remodeled		2018
Bedrooms	00		Depreciation %		16
Full Bathrooms	0		Functional Obsol		0
Bath Split	04	0 Full-4 Half	External Obsol		
Rms/Partitions	03	ABOVE AVERAGE	Trend Factor		1
Heat/AC	02	HEAT/AC SPLIT	Condition		
Frame Type	03	MASONRY	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		84
Ceiling/Wall	05	SUS-CEIL & WL	RCNLD		2,028,800
Common Wall	00	0%	Dep % Ovr		
Wall Height	10.00		Dep Ovr Comment		
1st Floor Use:	3400		Misc Imp Ovr		
Sewer Occupan			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
FNC3	FENCE-6' CHAI	L	470	22.04	1985		32		0.00	3,300
PAV1	PAVING-ASPH	L	20,000	3.00	1985		32		0.00	19,200
SGN2	DOUBLE SIDE	L	16	39.53	2003		68		0.00	400
VLT2	VAULT-GOOD	B	200	263.85	2000		84		0.00	44,300
UST	Utility Storage-a	B	176	17.11	2000		84		0.00	1,700
RFCC	Reinforced Con	L	246	7.25	2018		98		0.00	1,700
CCCB	Concrete Curb	L	1,500	12.49	2018		98		0.00	18,400
LTHL	Halide Light Flx	L	6	1495.00	2018		98		0.00	8,800
PKBR	Parking Bumper	L	2	52.17	2018		98		0.00	100
PAT2	Patio-Good	L	152	9.94	2018		98		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,815	5,815	5,815	314.89	1,831,114	
BMT	Basement Area	0	4,470	894	62.98	281,516	
CAN	Canopy	0	288	29	31.71	9,132	
FLL	Fin Lowr Level	1,080	1,080	918	267.66	289,074	
FOP	Open Porch	0	96	14	45.92	4,409	
Ttl Gross Liv / Lease Area		6,895	11,749	7,670		2,415,245	



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ROCKLAND TRUST COMPANY 288 UNION STREET ROCKLAND MA 02370						Description	Code	Appraised	Assessed								
					4	COMMERC. COM LAND	3410 3410	2,279,600 352,800	2,279,600 352,800								
SUPPLEMENTAL DATA																	
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		BID Parcel		Land Ct#													
		ResExpt Q		#SR													
		#DL 1		Life Estate													
		#DL 2		PP STATU													
		GIS ID	F_985269_2698686	Assoc Pid#													
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								2025	3410	2,279,600	2024	3410	2,239,500	2023	3410	2,239,500	
									3410	352,800		3410	352,800		3410	352,800	
								Total		2,632,400	Total		2,592,300	Total		2,592,300	
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BUILDING PERMIT RECORD																	
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Interior Floor 2										
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Heating Type	05	Hot Water								
AC Type	03	Central								
Size Adj Tbl	3410	BANK BLDG								
Total Rooms										
Bedrooms	00									
Full Bathrooms	0									
Bath Split	04	0 Full-4 Half								
Rms/Partitions	03	ABOVE AVERAGE								
Heat/AC	02	HEAT/AC SPLIT								
Frame Type	03	MASONRY								
Baths/Plumbing	02	AVERAGE								
Ceiling/Wall	05	SUS-CEIL & WL								
Common Wall	00	0%								
Wall Height	10.00									
1st Floor Use:	3400									
Sewer Occupan										
MIXED USE										
		Code	Description		Percentage					
COST / MARKET VALUATION										
		RCN								
		Year Built								
		Effective Year Built								
		Depreciation Code								
		Remodel Rating								
		Year Remodeled								
		Depreciation %								
		Functional Obsol								
		External Obsol								
		Trend Factor								
		Condition								
		Condition %								
		Percent Good								
		RCNLD								
		Dep % Ovr								
		Dep Ovr Comment								
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		Cost to Cure Ovr								
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
FNC3	FENCE-6' CHAI	L	470	22.04	2018		98		0.00	10,200
KSK3	Bank Kiosk AT	L	1	318.23	2018		99		0.00	300
NDP	NITE DEPOSIT	B	1	21906.00	2000		84		0.00	18,400
ELVS	Elevator-Comm	B	2	30000.00	2000		84		0.00	50,400
DUW	W/PNEU TUBE	B	2	27489.00	2000		84		0.00	46,200
SGNP	SIGN POST 6"	L	20	10.66	2018		98		0.00	200
FGPL	Flagpole-25'	L	1	2229.00	2018		98		0.00	2,200
TRS	Trash Encl-6' w/	L	1	3401.00	2018		98		0.00	3,300
SPR1	SPRINKLERS-	B	5,815	4.10	2000		84		0.00	20,000
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										