

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
146 SUTTON LLC								Description	Code	Appraised	Assessed		COMMERC. 3410 2,298,500 COM LAND 3410 849,200
175 GREAT ROAD SUITE 100				SUPPLEMENTAL DATA				Total 3,147,700 3,147,700					
BEDFORD	MA	01730		Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	#DL 1	PARCEL A; LOT 17	#DL 2	GIS ID	F_982514_2708411	Plan Ref. 339/45 Land Ct# 24921-G #SR Life Estate PP STATU Assoc Pid#

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
146 SUTTON LLC				C205	0	12-31-2014	U	I	2,380,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
O ICE LLC				C184	0	10-11-2007	U	I	1,965,477	1B	2025	3410	2,298,500	2024	3410	2,281,400	2023	3260	945,400
FRIENDLY'S REALTY III LLC				C164	0	01-22-2002	U	I	1,000,000	1B		3410	849,200		3410	849,200		3260	849,200
BLAKE BROTHERS INC				C840	0	12-15-1980	U		0		Total 3,147,700			Total 3,130,600			Total 1,794,600		

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					
CI23				HYAN				Appraised Bldg. Value (Card) 2,188,600			
								Appraised Xf (B) Value (Bldg) 0			
								Appraised Ob (B) Value (Bldg) 109,900			
								Appraised Land Value (Bldg) 849,200			
								Special Land Value 0			
								Total Appraised Parcel Value 3,147,700			
								Valuation Method C			
								Total Appraised Parcel Value 3,147,700			

NOTES												VISIT / CHANGE HISTORY													
												Date	Id	Type	Is	Cd	Purpost/Result								
SIGN-22-14												04-03-2023	836	Sign	0	06-30-2023	100	06-30-2023	Face Lit Channel Letters	09-06-2023	SR	01	6	02	Bldg Permit Completed
SIGN-23-12												03-24-2023	836	Sign	0	04-27-2023	100	06-30-2023	Bank of America, Coming Soo	04-27-2023	SR	02		13	CALL BACK
SIGN-22-14												03-24-2023	836	Sign	0	06-30-2023	100	06-30-2023	Monument sign						
SM-22-140												01-25-2023	834	Sheet Metal	48,799	09-06-2023	100	06-30-2023	Provide ductwork for new build						
BLDC-22-21												10-21-2022	810	Demolition	69,550	04-27-2023	100	06-30-2023	demo existing Friendlys restau						
BLDC-22-15												09-26-2022	825	New Const - Co	3,166,800	09-06-2023	100	08-04-2023	Bank of America new build as						
201301516												03-27-2013	CM	Commercial	15,900	06-30-2013	100	06-30-2013	REMOV FPL-PROP SHELVIN						

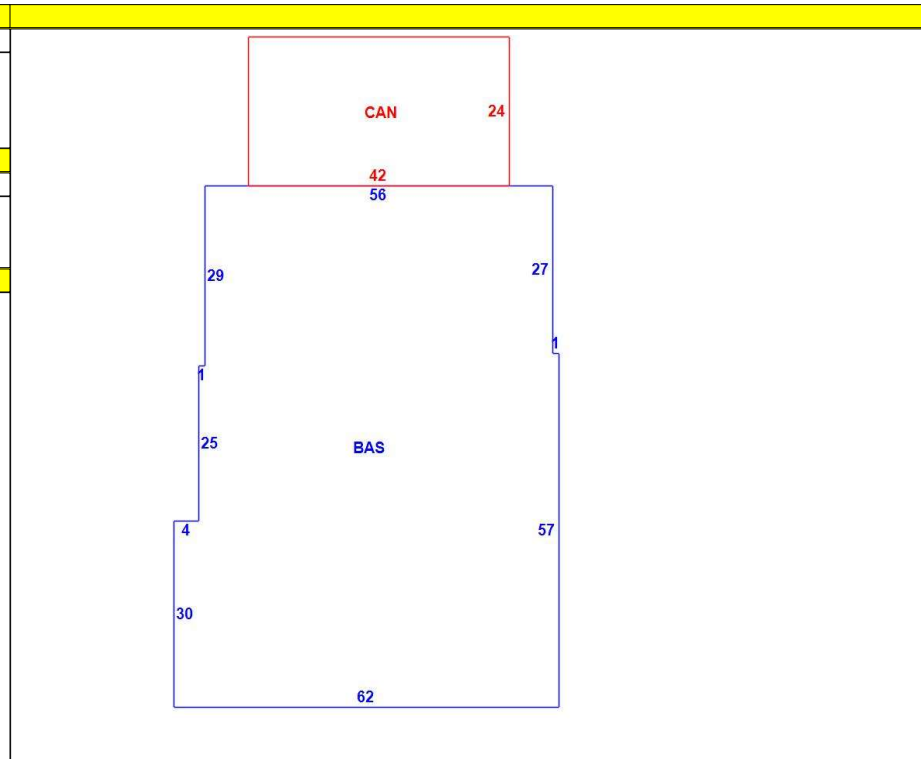
BUILDING PERMIT RECORD												LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result
SIGN-22-14	04-03-2023	836	Sign	0	06-30-2023	100	06-30-2023	Face Lit Channel Letters				09-06-2023	SR	01	6	02	Bldg Permit Completed
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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	3410	BANK BLDG	HB	4	Hyannis	1.000	AC	330,000.00	1.00000	C	1.00	CI23	2.500		0	825,000	825,000	
1	3410	BANK BLDG		4		0.350	AC	39,600.00	1.74891	R	1.00		1.000		0	69,256.44	24,200	
Total Card Land Units						1.35	AC	Parcel Total Land Area: 1.35						Total Land Value 849,200				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	101	Bank Bldg			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	30	Cement Siding			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	14	Carpet			
Heating Fuel	04	Electric			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3410	BANK BLDG			
Total Rooms					
Bedrooms					
Full Bathrooms					
Bath Split	02	0 Full-2 Half			
Rms/Partitions					
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall					
Wall Height	10.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3410	BANK BLDG	100
		0
		0

COST / MARKET VALUATION		
RCN		2,233,231
Year Built		2022
Effective Year Built		2022
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	2	
Functional Obsol		
External Obsol		
Trend Factor	1	
Condition		
Condition %		
Percent Good	98	
RCNLD		2,188,600
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
SGN2	DOUBLE SIDE	L	32	39.53	2023		98		0.00	1,200
PAV1	PAVING-ASPH	L	25,000	3.00	2022		96		0.00	72,000
TRSH	Trash Encl-3 sid	L	1	5643.00	2023		99		0.00	5,600
FGPL	Flagpole-25'	L	1	2229.00	2023		98		0.00	2,200
FNC1	Fence C.L. 6' Vi	L	36	26.45	2023		98		0.00	900
LTHL	Halide Light Flx	L	12	1495.00	2023		98		0.00	17,600
PAT1	Patio- Average	L	1,778	5.89	2022		98		0.00	8,500
PAT1	Patio- Average	L	320	5.89	2023		99		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BAS	First Floor	4,936	4,936	4,936	443.37	2,188,452		
CAN	Canopy	0	1,008	101	44.42	44,780		
Ttl Gross Liv / Lease Area		4,936	5,944	5,037		2,233,232		

