

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GROUP 1 REALTY INC						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
800 GESSNER ROAD SUITE 500					4	COMMERC.	3300	3,651,700	3,651,700	
HOUSTON TX 77024		<b>SUPPLEMENTAL DATA</b>				COM LAND	3300	2,475,000	2,475,000	<b>VISION</b>
Alt Prcl ID		Split Zonin IND;HB;B		Plan Ref. 647/76						
#DL 1 UNNUM		#DL 2		Land Ct#						
GIS ID F_983216_2708131		Assoc Pid#				Total 6,126,700 6,126,700				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
GROUP 1 REALTY INC		33902	224	03-16-2021	U	I	16,615,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
AMR REAL ESTATE HOLDINGS HYANNIS LL		26982	0275	12-26-2012	Q	I	4,350,000	00	2025	3300	3,651,700	2024	3300	3,557,500	2023	3300	3,631,200	
CARTER, JACK G JR & HARMON, WILLIAM		10001	0264	01-04-1996	U	I	100	1A		3300	2,475,000		3300	2,475,000		3300	2,475,000	
CARTER, JACK G JR & HARMON, WILLIAM		9969	0273	12-15-1995	U	I	1,300,000	1										
BULLOCK, CHRISTOPHER K		6535	0026	11-15-1988	U	I	1	A										
Total									6,126,700		Total		6,032,500		Total		6,106,200	

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			
Nbhd	Nbhd Name	B	Tracing
CI25			Batch HYAN

NOTES										APPRAISED VALUE SUMMARY								
--HYANNIS TOYOTA--										Appraised Bldg. Value (Card)								3,374,100
										Appraised Xf (B) Value (Bldg)								0
										Appraised Ob (B) Value (Bldg)								277,600
										Appraised Land Value (Bldg)								2,475,000
										Special Land Value								0
										Total Appraised Parcel Value								6,126,700
										Valuation Method								C
										Total Appraised Parcel Value								6,126,700

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		
SM-24-44	04-12-2024	834	Sheet Metal	16,500		100		Replace one rooftop unit, direc		07-16-2021	CK	01		03	Cycl Insp Comp		
SIGN-21-10	08-12-2021	836	Sign	0		100		non-illuminated, 18" high, acry		04-29-2020	GM	04		FR	Field Review		
201101471	03-23-2011	CM	Commercial	2,052,136	06-30-2012	100	06-30-2012	15,500 ADD'N FOR NW SHO		08-17-2015	TP	03		16	In Office Review		
201101155	03-17-2011	CM	Commercial	75,000	06-30-2012	100	06-30-2012	FND FOR ADDITION		05-09-2014	AL	03		16	In Office Review		
201100546	02-08-2011	CM	Commercial	33,800	06-30-2012	100	06-30-2012	SELECTIVE DEMO-TEMP WA		07-26-2013	JR	03		20	Sale Review		
201004418	08-31-2010	CM	Commercial	10,000	06-30-2012	100	06-30-2012	CONCRETE BLOCK RETAINI									
91564	04-18-2006	AD	Addition		08-06-2007	100	06-30-2007	TRAILER USED FOR OFFICE									

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	330I	AUTO V S&S M9	SPLI	4	Hyannis	3.000	AC	330,000.00	1.00000	C	1.00	CI23	2.500	ALL SITE	0	825,000	2,475,000
Total Card Land Units						3.00	AC	Parcel Total Land Area: 3.00						Total Land Value		2,475,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	95	Auto Dealer			
Model	96	Ind/Comm			
Grade	B	Custom			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		3,791,121
Interior Floor 2	03	Concr Finished			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1974
AC Type	03	Central	Effective Year Built		2010
Size Adj Tbl	330I	AUTO V S&S M96	Depreciation Code		E
Total Rooms			Remodel Rating		04
Bedrooms	00		Year Remodeled		2011
Full Bathrooms	0		Depreciation %		11
Bath Split	05	0 Full-5 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	06	FIREPRF STEEL	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	08	TYPICAL	Percent Good		89
Common Wall	00	0%	RCNLD		3,374,100
Wall Height	24.00		Dep % Ovr		
1st Floor Use:	330I		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
LT1	LT POLE W/MH	L	13	4251.00	2011		84		0.00	46,400
PAV1	PAVING-ASPH	L	90,000	3.00	2011		84		0.00	226,800
SGN2	DOUBLE SIDE	L	64	39.53	2020		92		0.00	2,300
FGPL	Flagpole-25'	L	1	2229.00	2020		92		0.00	2,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office Area	5,633	5,633	7,605	221.01	1,244,936
BAS	First Floor	8,680	8,680	8,680	163.70	1,420,913
CAN	Canopy	0	360	36	16.37	5,893
MZ1	Mezz Unfin	2,817	5,633	2,253	65.47	368,815
SDA	Fin Display Area	3,668	3,668	4,585	204.62	750,563
Ttl Gross Liv / Lease Area		20,798	23,974	23,159		3,791,120

