

| CURRENT OWNER        |  |  |  | TOPO   | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT |      |           |          | 801<br>FY2025<br>BARNSTABLE, MA<br><br><b>VISION</b> |
|----------------------|--|--|--|--|-----------|-------------|----------|--------------------|------|-----------|----------|--|
| 955 IYANNOUGH RD LLC |  |  |  |  |           |             |          | Description        | Code | Appraised | Assessed |  |
| 955 IYANNOUGH ROAD   |  |  |  | <b>SUPPLEMENTAL DATA</b>   |           |             |          | RESIDNTL           | 0101 | 42,816    | 42,816   |  |
| HYANNIS MA 02601     |  |  |  | Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 9 #DL 2 GIS ID F_983647_2707465 |           |             |          | RES LAND           | 0101 | 75,168    | 75,168   |  |
|                      |  |  |  | Plan Ref. Land Ct# 13216-H #SR Life Estate PP STATU Assoc Pid#                         |           |             |          | RESIDNTL           | 0111 | 5,408     | 5,408    |  |
|                      |  |  |  |  |           |             |          | COMMERC.           | 031S | 253,176   | 253,176  |  |
|                      |  |  |  |  |           |             |          | COM LAND           | 031S | 394,632   | 394,632  |  |
|                      |  |  |  |  |           |             |          | Total              |      | 771,200   | 771,200  |  |

| RECORD OF OWNERSHIP  |  |  |  | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) |      |          |       |      |          |
|----------------------|--|--|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|
| 955 IYANNOUGH RD LLC |  |  |  | C191 0      | 06-09-2010 | Q   | I   | 460,000    | 00 | Year                           | Code | Assessed | Year  | Code | Assessed |
| LUZIETTI, TIMOTHY R  |  |  |  | C949 0      | 12-15-1983 | U   | I   | 62,500     | A  | 2025                           | 0101 | 42,816   | 2024  | 0101 | 42,096   |
|                      |  |  |  |             |            |     |     |            |    |                                | 0101 | 75,168   |       | 0101 | 75,168   |
|                      |  |  |  |             |            |     |     |            |    |                                | 0111 | 5,408    |       | 0111 | 5,136    |
|                      |  |  |  |             |            |     |     |            |    |                                | 031S | 253,176  |       | 031S | 247,968  |
|                      |  |  |  |             |            |     |     |            |    | Total                          |      | 771,200  | Total |      | 765,000  |

| EXEMPTIONS |      |             |        | OTHER ASSESSMENTS |             |        |        | APPRAISED VALUE SUMMARY         |   |  |  |  |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|---------------------------------|---|--|--|--|
| Year       | Code | Description | Amount | Code              | Description | Number | Amount | Comm Int                        | This signature acknowledges a visit by a Data Collector or Assessor |  |  |  |
|            |      |             |        |                   |             |        |        |                                 | Appraised Bldg. Value (Card) 291,900                                |  |  |  |
| Total      |      |             | 0.00   |                   |             |        |        | Appraised Xf (B) Value (Bldg) 0 |   |  |  |  |

| ASSESSING NEIGHBORHOOD |           |   |            |
|------------------------|-----------|---|------------|
| Nbhd                   | Nbhd Name | B | Tracing    |
| CI15                   |           |   | Batch HYAN |

| NOTES                                |  |  |  |
|--------------------------------------|--|--|--|
| --SUITS YOU--OOC<br>FHS VAC 2BR APT  |  |  |  |
| Appraised Land Value (Bldg) 469,800  |  |  |  |
| Special Land Value 0                 |  |  |  |
| Total Appraised Parcel Value 771,200 |  |  |  |
| Valuation Method C                   |  |  |  |
| Total Appraised Parcel Value 771,200 |  |  |  |

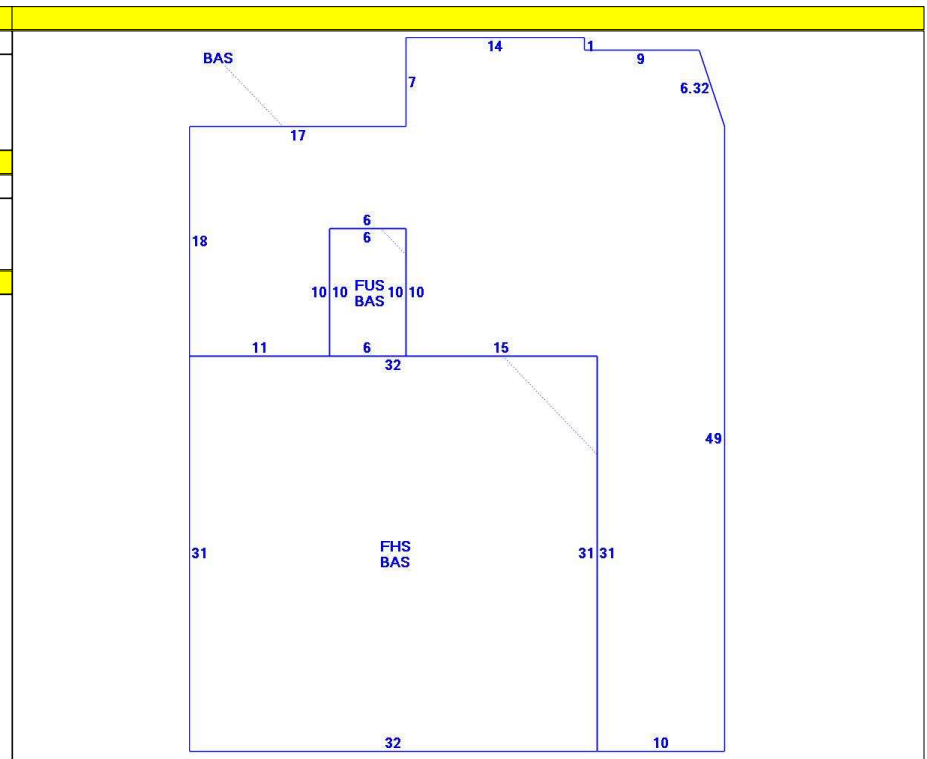
| BUILDING PERMIT RECORD |            |      |                |        |            |        |            |                          | VISIT / CHANGE HISTORY |    |      |    |    |                            |
|------------------------|------------|------|----------------|--------|------------|--------|------------|--------------------------|------------------------|----|------|----|----|----------------------------|
| Permit Id              | Issue Date | Type | Description    | Amount | Insp Date  | % Comp | Date Comp  | Comments                 | Date                   | Id | Type | Is | Cd | Purpost/Result             |
| 16-2948                | 10-17-2016 | 835  | Sid/Wind/Roof/ | 1,000  | 06-30-2017 | 100    | 06-30-2017 | REPLACE 2 WINDOWS, REP   | 05-06-2020             | GM | 04   |    | FR | Field Review               |
| 201508293              | 12-03-2015 | NR   | New Roof       | 0      | 06-30-2016 | 100    | 06-30-2016 | ROOF REPAIR STRIPPING S  | 06-25-2019             | SR | 01   |    | 03 | Cycl Insp Comp             |
| 201306226              | 09-12-2013 | RW   | Repair Work    | 8,000  | 06-30-2014 | 100    | 06-30-2014 | LEAKS IN BACK OF BLDG-A  | 07-10-2015             | AL | 22   |    | 22 | Change of Address          |
| 201006289              | 11-19-2010 | RE   | Remodel        | 10,000 | 06-30-2011 | 100    | 06-30-2011 | REMOD 2ND FLR APT-FM 3   | 09-05-2012             | JR | 03   |    | 16 | In Office Review           |
| 201003128              | 07-07-2010 | CM   | Commercial     | 8,500  | 06-30-2011 | 100    | 06-30-2011 | TENANT FIT OUT NELLLYS S | 11-06-2008             | JG | 03   |    | 16 | In Office Review           |
| 200704027              | 07-24-2007 | CM   | Commercial     | 15,000 | 06-30-2008 | 100    | 06-30-2008 | OFFICES [3]              | 08-09-2005             | JS | 04   |    | 44 | Drive by inspection only   |
| 200701675              | 03-29-2007 | CM   | Commercial     | 20,000 | 06-30-2008 | 100    | 06-30-2008 | TENANT FIT-OUT           | 08-08-2001             | GB | 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                           | 031S     | MU STORE    | HB   | 4  | Hyannis   | 0.240      | AC         | 330,000.00                   | 2.37268    | C     | 1.00  | CI23     | 2.500 |                   | 0             | 1,957,461  | 469,800 |
| Total Card Land Units       |          |             |      |    |           | 0.24       | AC         | Parcel Total Land Area: 0.24 |            |       |       |          |       | Total Land Value  |               | 469,800    |         |

| CONSTRUCTION DETAIL |      |                | CONSTRUCTION DETAIL (CONTINUED) |    |             |
|---------------------|------|----------------|---------------------------------|----|-------------|
| Element             | Cd   | Description    | Element                         | Cd | Description |
| Style               | 80   | Mixed Use      |                                 |    |             |
| Model               | 94   | Commercial     |                                 |    |             |
| Grade               | D    | Below Average  |                                 |    |             |
| Stories             | 1.5  |                |                                 |    |             |
| Occupancy           | 2.00 |                |                                 |    |             |
| 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     | 05   | Drywall        |                                 |    |             |
| Interior Wall 2     |      |                |                                 |    |             |
| Interior Floor 1    | 11   | Ceram Clay Til |                                 |    |             |
| Interior Floor 2    | 23   | Laminate       |                                 |    |             |
| Heating Fuel        | 03   | Gas            |                                 |    |             |
| Heating Type        | 04   | Hot Air        |                                 |    |             |
| AC Type             | 03   | Central        |                                 |    |             |
| Size Adj Tbl        | 031S | MU STORE       |                                 |    |             |
| Total Rooms         |      |                |                                 |    |             |
| Bedrooms            | 01   |                |                                 |    |             |
| Full Bathrooms      | 0    |                |                                 |    |             |
| Bath Split          | 02   | 0 Full-2 Half  |                                 |    |             |
| Rms/Partitions      | 02   | AVERAGE        |                                 |    |             |
| Heat/AC             | 02   | HEAT/AC SPLIT  |                                 |    |             |
| Frame Type          | 02   | WOOD FRAME     |                                 |    |             |
| Baths/Plumbing      | 02   | AVERAGE        |                                 |    |             |
| Ceiling/Wall        | 08   | TYPICAL        |                                 |    |             |
| Common Wall         | 00   | 0%             |                                 |    |             |
| Wall Height         | 8.00 |                |                                 |    |             |
| 1st Floor Use:      | 032L |                |                                 |    |             |
| Sewer Occupan       |      |                |                                 |    |             |

| MIXED USE |                 |            |
|-----------|-----------------|------------|
| Code      | Description     | Percentage |
| 031S      | MU STORE        | 84         |
| 0101      | Single Fam M-01 | 16         |
|           |                 | 0          |

| COST / MARKET VALUATION  |         |
|--------------------------|---------|
| RCN                      | 368,726 |
| Year Built               | 1940    |
| 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                    | 258,100 |
| 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 |
| PAV1   | PAVING-ASPH   | L   | 3,700 | 3.00       | 1991   |          | 44     |       | 0.00      | 4,900       |
| SGN3   | DBL SIDED W/I | L   | 25    | 199.92     | 2001   |          | 64     |       | 0.00      | 3,200       |
| SPOS   | SIGN POST ST  | L   | 10    | 223.96     | 2001   |          | 64     |       | 0.00      | 1,400       |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |          |           |                |  |
|-----------------------------------|-------------|-------------|------------|----------|-----------|----------------|--|
| Code                              | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |  |
| BAS                               | First Floor | 2,216       | 2,216      | 2,216    | 122.22    | 270,831        |  |
| FHS                               | Half Story  | 794         | 992        | 744      | 91.66     | 90,929         |  |
| FUS                               | Upper Story | 60          | 60         | 57       | 116.11    | 6,966          |  |
| Ttl Gross Liv / Lease Area        |             | 3,070       | 3,268      | 3,017    |           | 368,726        |  |



| CURRENT OWNER        |  |  |  | TOPO   | UTILITIES | STRT / ROAD   | LOCATION | CURRENT ASSESSMENT |      |           |          |                                 |
|----------------------|--|--|--|--|-----------|---|----------|--------------------|------|-----------|----------|---------------------------------|
| 955 IYANNOUGH RD LLC |  |  |  |  |           |   |          | Description        | Code | Appraised | Assessed | 801<br>FY2025<br>BARNSTABLE, MA |
|                      |  |  |  |  |           |   |          | RESIDNTL           | 0101 | 42,816    | 42,816   |                                 |
|                      |  |  |  |  |           |   | 4        | RES LAND           | 0101 | 75,168    | 75,168   |                                 |
| 955 IYANNOUGH ROAD   |  |  |  | <b>SUPPLEMENTAL DATA</b>   |           |   |          | RESIDNTL           | 0111 | 5,408     | 5,408    |                                 |
| HYANNIS MA 02601     |  |  |  | Alt Prcl ID<br>Split Zonin<br>BID Parcel<br>ResExpt Q<br>#DL 1 LOT 9<br>#DL 2<br>GIS ID F_983647_2707465 |           | Plan Ref.<br>Land Ct# 13216-H<br>#SR<br>Life Estate<br>PP STATU<br>Assoc Pid# |          | COMMERC.           | 031S | 253,176   | 253,176  | <b>VISION</b>                   |
|                      |  |  |  |  |           |   |          | COM LAND           | 031S | 394,632   | 394,632  |                                 |
|                      |  |  |  |  |           |   |          | Total              |      | 771,200   | 771,200  |                                 |

| RECORD OF OWNERSHIP  |  |  |  | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) |      |          |       |      |          |
|----------------------|--|--|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|
| 955 IYANNOUGH RD LLC |  |  |  | C191 0      | 06-09-2010 | Q   | I   | 460,000    | 00 | Year                           | Code | Assessed | Year  | Code | Assessed |
| LUZIETTI, TIMOTHY R  |  |  |  | C949 0      | 12-15-1983 | U   | I   | 62,500     | A  | 2025                           | 0101 | 42,816   | 2024  | 0101 | 42,096   |
|                      |  |  |  |             |            |     |     |            |    |                                | 0101 | 75,168   |       | 0101 | 75,168   |
|                      |  |  |  |             |            |     |     |            |    |                                | 0111 | 5,408    |       | 0111 | 5,136    |
|                      |  |  |  |             |            |     |     |            |    |                                | 031S | 253,176  |       | 031S | 247,968  |
|                      |  |  |  |             |            |     |     |            |    |                                | 031S | 394,632  |       | 031S | 394,632  |
|                      |  |  |  |             |            |     |     |            |    | Total                          |      | 771,200  | Total |      | 765,000  |
|                      |  |  |  |             |            |     |     |            |    | Total                          |      | 771,200  | Total |      | 765,000  |

| EXEMPTIONS |      |             |        | OTHER ASSESSMENTS |             |        |        |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|
| Year       | Code | Description | Amount | Code              | Description | Number | Amount |
|            |      |             |        |                   |             |        |        |
| Total      |      |             | 0.00   |                   |             |        |        |

| ASSESSING NEIGHBORHOOD |           |   |            |
|------------------------|-----------|---|------------|
| Nbhd                   | Nbhd Name | B | Tracing    |
| CI15                   |           |   | Batch HYAN |

| NOTES   |  |  |  |
|---|--|--|--|
| This signature acknowledges a visit by a Data Collector or Assessor |  |  |  |

| APPRAISED VALUE SUMMARY       |         |  |  |
|-------------------------------|---------|--|--|
| Appraised Bldg. Value (Card)  | 291,900 |  |  |
| Appraised Xf (B) Value (Bldg) | 0       |  |  |
| Appraised Ob (B) Value (Bldg) | 9,500   |  |  |
| Appraised Land Value (Bldg)   | 469,800 |  |  |
| Special Land Value            | 0       |  |  |
| Total Appraised Parcel Value  | 771,200 |  |  |
| Valuation Method              | C       |  |  |
| Total Appraised Parcel Value  | 771,200 |  |  |

| 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 Type | Land Units | Unit Price | I. Factor                    | Site Index | Cond. | Nbhd. | Nbhd Adj | Notes | Location Adjustme | Adj Unit Pric | Land Value |
| 2                           | 031S     | MU STORE    | HB   | 4  |           | 0 SF       | 0.00       | 1.00000                      | 0          | 1.00  |       | 1.000    |       | 0                 | 0             | 0          |
| Total Card Land Units       |          |             |      |    |           | 0.00       | AC         | Parcel Total Land Area: 0.24 |            |       |       |          |       | Total Land Value  |               | 469,800    |

| CONSTRUCTION DETAIL |       |                | CONSTRUCTION DETAIL (CONTINUED) |    |             |
|---------------------|-------|----------------|---------------------------------|----|-------------|
| Element             | Cd    | Description    | Element                         | Cd | Description |
| Style               | 12    | Comm Bldg      |                                 |    |             |
| Model               | 94    | Commercial     |                                 |    |             |
| Grade               | D     | Below 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     | 05    | Drywall        |                                 |    |             |
| Interior Wall 2     |       |                |                                 |    |             |
| Interior Floor 1    | 14    | Carpet         | RCN                             |    | 48,350      |
| Interior Floor 2    |       |                |                                 |    |             |
| Heating Fuel        | 01    | None           | Year Built                      |    | 1940        |
| Heating Type        | 01    | None           | Effective Year Built            |    | 1986        |
| AC Type             | 01    | None           | Depreciation Code               |    | A           |
| Size Adj Tbl        | 031S  | MU STORE       | Remodel Rating                  |    |             |
| Total Rooms         |       |                | Year Remodeled                  |    |             |
| Bedrooms            | 00    |                | Depreciation %                  |    | 30          |
| Full Bathrooms      | 0     |                | Functional Obsol                |    | 0           |
| Bath Split          | 00    | 0 Full-0 Half  | External Obsol                  |    | 0           |
| Rms/Partitions      | 02    | AVERAGE        | Trend Factor                    |    | 1           |
| Heat/AC             | 03    | HEAT ONLY      | Condition                       |    |             |
| Frame Type          | 02    | WOOD FRAME     | Condition %                     |    |             |
| Baths/Plumbing      | 02    | AVERAGE        | Percent Good                    |    | 70          |
| Ceiling/Wall        | 08    | TYPICAL        | RCNLD                           |    | 33,800      |
| Common Wall         | 00    | 0%             | Dep % Ovr                       |    |             |
| Wall Height         | 12.00 |                | Dep Ovr Comment                 |    |             |
| 1st Floor Use:      | 032L  |                | 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 |
|  |             |     |       |            |        |          |        |       |           |             |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |          |           |                |  |
|-----------------------------------|-------------|-------------|------------|----------|-----------|----------------|--|
| Code                              | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |  |
| BAS                               | First Floor | 624         | 624        | 624      | 77.48     | 48,350         |  |
| Ttl Gross Liv / Lease Area        |             | 624         | 624        | 624      |           | 48,350         |  |

