

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
OSPREY STRATEGIES INC C/O GILL, MICHAEL 776 MAIN ST								Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA			
							4	COMMERC.	3400	447,800	447,800				
HYANNIS MA 02601				SUPPLEMENTAL DATA				COM LAND	3400	221,200	221,200	VISION			
				Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	#DL 1	LOTS 3, 9 & 10	#DL 2	GIS ID		F_985194_2698944	Plan Ref.	Land Ct#
								Total		669,000	669,000				

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OSPREY STRATEGIES INC HENDERSON, DONALD F CASTONGUAY, FRANCES W CASTONGUAY, A HAROLD & FRANCES W				C182	0	01-30-2007	U	I	682,500	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				C129	0	05-15-1993	U	I	1	A	2025	3400	447,800	2024	3400	444,100	2023	3400	444,100
				#D28	0	12-01-1981	U	I	1	A	3400	221,200	3400	221,200					
				C189	0	03-05-1956	U		0		Total	669,000	Total	665,300	Total	665,300	Total	665,300	

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		

NOTES												APPRAISED VALUE SUMMARY					
												Appraised Bldg. Value (Card)	439,000				
												Appraised Xf (B) Value (Bldg)	3,900				
												Appraised Ob (B) Value (Bldg)	4,900				
												Appraised Land Value (Bldg)	221,200				
												Special Land Value	0				
												Total Appraised Parcel Value	669,000				
												Valuation Method	C				
												Total Appraised Parcel Value	669,000				

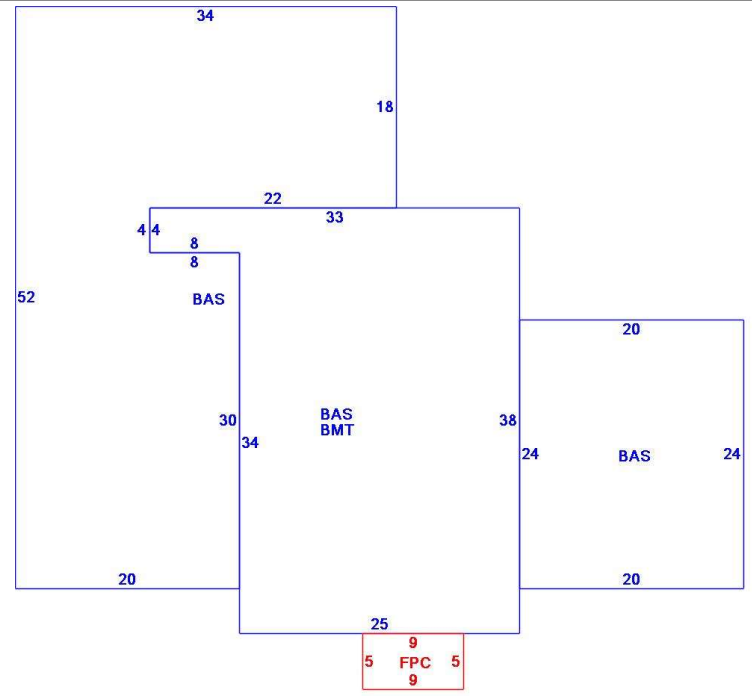
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
SIGN-21-14	12-20-2021	836	Sign	0		100		Replacing the old sign with an		04-30-2020	GM	04		FR	Field Review
17-1299	05-08-2017	803	Addn Alt-Comm	12,500	06-30-2018	100	06-30-2018	VERIZON WOULD LIKE TO M		08-23-2017	SR	02		03	Cycl Insp Comp
16-635	03-24-2016	803	Addn Alt-Comm	30,000	06-30-2016	100	06-30-2016	Remove , Replace existing win		08-20-2009	NF	03		03	Cycl Insp Comp
200702894	05-10-2007	RW	Repair Work	4,000	05-04-2009	100	06-30-2009	RESIDE ROT TRIM		04-03-2007	EW	03		16	In Office Review
71668	09-18-2003	NR	New Roof	12,000	08-23-2004	100	01-01-2005			08-23-2004	PT	02		02	Bldg Permit Completed
45694	04-26-2000	OT	Other	0	05-04-2009	100	06-30-2009	SIGN-FIRST AMER TITLE INS							
B30224	11-01-1986	AD	Addition	10,000		100	12-31-1986	HYADD'N							

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	3400	OFFICE BLD M9	DV	4	Hyannis	0.510	AC	330,000.00	1.31431	C	1.00	CI09	1.000		0	433,719	221,200
Total Card Land Units						0.51	AC	Parcel Total Land Area: 0.51						Total Land Value		221,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
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		570,188
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water	Year Built		1960
AC Type	03	Central	Effective Year Built		1994
Size Adj Tbl	3400	OFFICE BLD M94	Depreciation Code		G
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		23
Bath Split	02	0 Full-2 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	02	HEAT/AC SPLIT	Trend Factor		1
Frame Type	03	MASONRY	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	05	SUS-CEIL & WL	Percent Good		77
Common Wall	00	0%	RCNLD		439,000
Wall Height	10.00		Dep % Ovr		
1st Floor Use:	3400		Dep Ovr Comment		
Sewer Occupan			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

MIXED USE		
Code	Description	Percentage
3400	OFFICE BLD M94	100
		0
		0

COST / MARKET VALUATION		
RCN		570,188
Year Built		1960
Effective Year Built		1994
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		23
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		77
RCNLD		439,000
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	4,600	3.00	1985		32		0.00	4,400
SGN2	DOUBLE SIDE	L	12	39.53	2000		62		0.00	300
FPL1	Fireplace 1 stor	B	1	5000.00	1990		77		0.00	3,900
SGNP	SIGN POST 6"	L	16	10.66	2017		96		0.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,722	2,722	2,722	194.94	530,616	
BMT	Basement Area	0	982	196	38.91	38,207	
FPC	Open Porch Conc. Floor	0	45	7	30.32	1,365	
Ttl Gross Liv / Lease Area		2,722	3,749	2,925		570,188	

