

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							801 FY2025 BARNSTABLE, MA VISION				
CHEN, ASHLEY & ZHENG, JOE & RO 165 OLD COLONY AVENUE UNIT M QUINCY MA 02170											Description	Code	Appraised		Assessed								
											RESIDNTL	0101	48,940		48,940								
									4		RES LAND	0101	33,480		33,480								
				SUPPLEMENTAL DATA						COMMERCE.	031R	195,760		195,760									
				Alt Prcl ID Split Zonin BID Parcel 02:Average ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_987464_2700008						Plan Ref. 70/49 Land Ct# #SR Life Estate PP STATU Assoc Pid#		COM LAND	031R	133,920		133,920							
											Total		412,100		412,100								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
CHEN, ASHLEY & ZHENG, JOE & RONGBIN COTELLESA, JOHN E COTELLESA, JOSEPH A COTELLESA, JOSEPH A & ANNE M GRANT, TERENCE A & FLORENCE M				36035	67	10-13-2023	Q	I	385,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				22186	0229	07-16-2007	U	I	1		1A	2025	0101	48,940	2024	0101	43,600	2023	0101	43,600			
				18131	0315	01-15-2004	U	I	0		1F		0101	33,480		0101	33,480		0101	33,480			
				4128	0248	05-31-1984	Q	I	125,000		U		031R	195,760		031R	174,400		031R	174,400			
				3228	0139	01-20-1981	Q	I	143,000		U		031R	133,920		031R	133,920		031R	133,920			
											Total		412,100		Total		385,400		Total		385,400		
EXEMPTIONS						OTHER ASSESSMENTS																	
Year	Code	Description			Amount		Code	Description			Number	Amount	Comm Int		This signature acknowledges a visit by a Data Collector or Assessor								
Total				0.00																			
ASSESSING NEIGHBORHOOD														APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 242,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,100 Appraised Land Value (Bldg) 167,400 Special Land Value 0 Total Appraised Parcel Value 412,100 Valuation Method C Total Appraised Parcel Value 412,100									
Nbhd		Nbhd Name			B			Tracing			Batch												
CI11											HYAN												
NOTES																							
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				
84577	06-03-2005	RW	Repair Work	6,000	01-01-2006	100	01-01-2006							06-28-2024	SR	03		02	Bldg Permit Completed				
56013	09-25-2001	NR	New Roof	2,000	01-01-2002	100	01-01-2002							05-25-2021	BM	03		16	In Office Review				
														05-06-2020	GM	04		FR	Field Review				
														05-23-2017	KM	02		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	031R	MU RESTAURA	DMS	4	Hyannis	0.070	AC	330,000.00	6.58627	C	1.00	CI11	1.100				0	2,390,817	167,400				
Total Card Land Units						0.07	AC	Parcel Total Land Area: 0.07						Total Land Value						167,400			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Mixed Use			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
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			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	031R	MU RESTAURANT			
Total Rooms					
Bedrooms	01				
Full Bathrooms	2				
Bath Split	00	0 Full-0 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:	0326				
Sewer Occupan					

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	24	39.53	2000		62		0.00	600
FNC	Wrought Iron-4'	L	24	67.00	2017		96		0.00	1,500
SGNP	SIGN POST 6"	L	4	10.66	2017		96		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,568	1,568	1,568	166.44	260,980
FHS	Half Story	288	360	270	124.83	44,939
FUS	Upper Story	400	400	380	158.12	63,248
PTO	Patio	0	394	20	8.45	3,329
WDK	Wood Deck	0	72	4	9.25	666
Ttl Gross Liv / Lease Area		2,256	2,794	2,242		373,162

