

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
POINT GAMMON PROPERTIES LLC							Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
686 IYANNOUGH ROAD							RESIDNTL	0101	154,975	154,975	
HYANNIS MA 02601							RES LAND	0101	53,900	53,900	
			SUPPLEMENTAL DATA				COMMERC.	031R	464,925	464,925	
			Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 #DL 2 GIS ID F_986978_2699632			Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#			031R	161,700	
							Total		835,500	835,500	

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
POINT GAMMON PROPERTIES LLC			34542 296	10-05-2021	Q	I	900,000	00	Year	Code	Assessed	Year	Code	Assessed
COTUIT HARBOR ENTERPRISE			3415 0170	12-30-1981	U	V	0		2025	0101	154,975	2024	0101	152,675
										0101	53,900		0101	53,900
										031R	464,925		031R	451,650
										031R	161,700		031R	161,700
							Total		835,500	Total	826,300	Total	817,800	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			HYAN

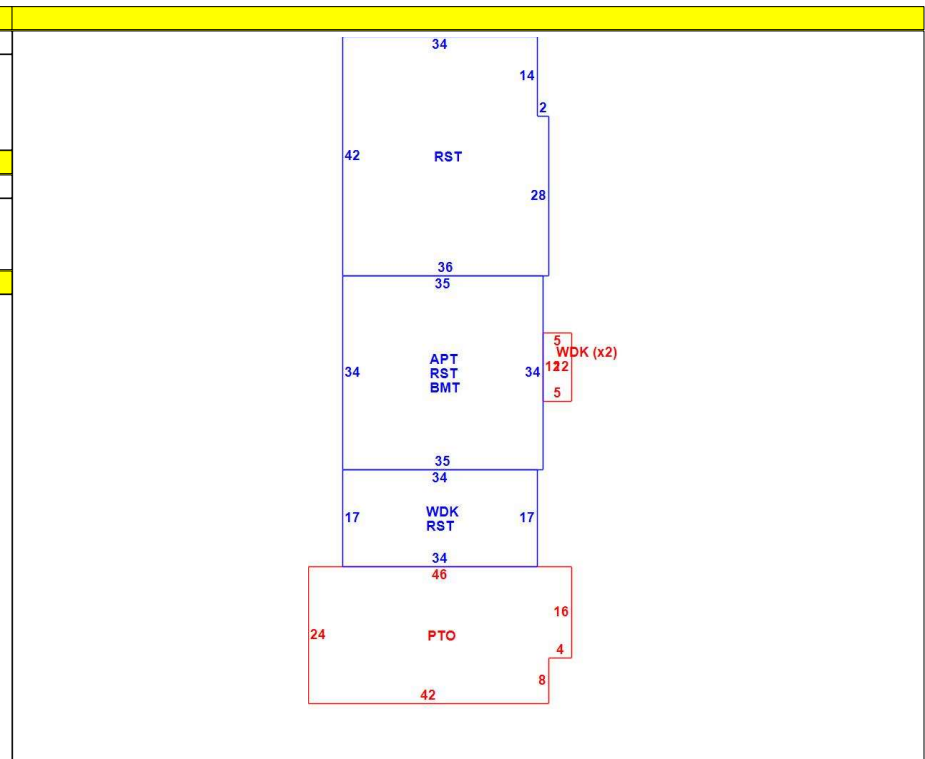
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	599,800
Appraised Xf (B) Value (Bldg)	4,200
Appraised Ob (B) Value (Bldg)	15,900
Appraised Land Value (Bldg)	215,600
Special Land Value	0
Total Appraised Parcel Value	835,500
Valuation Method	C
Total Appraised Parcel Value	835,500

NOTES	
--RESTAURANT = BAS--	F = LO/SO/NE
APT UP	
BOTH OOC	

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
18-1681	05-24-2018	836	Sign	0	06-30-2018	100	06-30-2018	14 SQ FT SIGN FOR TEQUIL	06-30-2023	TR	03		16	In Office Review
16-1915	07-21-2016	822	Insulation	2,099	06-30-2017	100	06-30-2017	Install 9" of R-30 fiberglass to	05-06-2020	GM	04		FR	Field Review
201106833	12-05-2011	CM	Commercial	5,500	06-30-2012	100	06-30-2012	REPLC AREA OF RUBBER R	03-26-2019	EO	01		15	Abatement Review
82523	03-03-2005	WD	Wood Deck	5,000	12-31-2005	100	12-31-2005		08-17-2017	KM	01		03	Cycl Insp Comp
80369	11-02-2004	RE	Remodel	30,000	12-31-2004	100	12-31-2004		08-25-2009	TP	03		16	In Office Review
B36484	02-01-1994	RE	Remodel	7,000	01-15-1995	100		HY REMODE						
B32720	03-01-1989	NR	New Roof	5,000	03-15-1991	100		HY ROOF						

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	0.300	AC	330,000.00	1.97979	C	1.00	CI11	1.100		0	718,674	215,600
Total Card Land Units						0.30	AC	Parcel Total Land Area: 0.30						Total Land Value		215,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Mixed Use			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	2.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	15	Concr/Cinder			
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	04	Electric			
Heating Type	09	Typical			
AC Type	03	Central			
Size Adj Tbl	031R	MU RESTAURANT			
Total Rooms					
Bedrooms	02				
Full Bathrooms	0				
Bath Split	13	1 Full-3 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	10.00				
1st Floor Use:	031R				
Sewer Occupan					
			MIXED USE		
			Code	Description	Percentage
			031R	MU RESTAURANT	75
			0101	Single Fam M-01	25
					0
			COST / MARKET VALUATION		
			RCN		856,825
			Year Built		1925
			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		599,800
			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
FGR2	Garage- Avg-W	L	396	50.00	1940		16	00	1.00	3,200
FPL2	Fireplace 1.5 st	B	1	6000.00	1986		70		0.00	4,200
SGN2	DOUBLE SIDE	L	12	39.53	2017		96		0.00	500
SGNP	SIGN POST 6"	L	8	10.66	2017		96		0.00	100
FNP2	FENCE WOOD	L	100	23.08	2017		86	C	1.00	2,000
FNG2	Gate chain 4'x1	L	2	649.53	2017		86	C	1.00	1,100
PAV1	PAVING-ASPH	L	3,132	3.00	2017		96		0.00	9,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
APT	Apartment	1,190	1,190	1,190	145.05	172,612	
BMT	Basement Area	0	1,190	238	29.01	34,522	
PTO	Patio	0	1,072	54	7.31	7,833	
RST	Restaurant Area	3,252	3,252	4,390	195.81	636,780	
WDK	Wood Deck	0	698	35	7.27	5,077	
Ttl Gross Liv / Lease Area		4,442	7,402	5,907		856,824	

