

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BONDARYK, JOSEPH E TR GLENDOVER REALTY TRUST 545 MAIN STREET						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
HYANNIS MA 02601					4	COMMERC.	3222	751,400	751,400	
<b>SUPPLEMENTAL DATA</b>						COM LAND	3222	247,300	247,300	<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_987261_2699829				Plan Ref. Land Ct# 23583-A #SR Life Estate PP STATU Assoc Pid#		COMMERC.	3250	37,000	37,000	
						Total		1,035,700	1,035,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BONDARYK, JOSEPH E TR	C201	0	10-11-2013	U	I	1,000,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ROSENFELD, DAVID TR & SMITH, V ESTAT	#D10	0	11-24-2006	U	I	0	1A	2025	3222	751,400	2024	3222	709,400	2023	3222	709,400
ROSENFELD, DAVID TR	C181	0	11-24-2006	U	I	328,300	1		3222	247,300		3222	247,300		3222	247,300
SMITH, VIRGINIA B & ROSENFELD, DAVID	#D93	0	08-07-2003	U	I	314,148	1J		3250	37,000		3250	36,400		3250	36,800
SMITH, VIRGINIA B & JANE ANN ESTATE OF	#D91	0	03-10-2003	U	I	0	1A	Total		1,035,700	Total		993,100	Total		993,500

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			HYAN

NOTES		VISIT / CHANGE HISTORY					
SMITH FAMILY POPCORN BEER GARDEN		Date	Id	Type	Is	Cd	Purpost/Result
		05-29-2024	SR	02		03	Cycl Insp Comp
		05-15-2024	AG	22		22	Change of Address
		04-29-2020	GM	04		FR	Field Review
Total Appraised Parcel Value						1,035,700	

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BLDC-24-13	06-26-2024	803		50,000		100		Structural repair to building ca
BLDC-24-67	05-03-2024	881	Alt-Int work-Co	10,000		100		Tenant Fit-Out. Putting in a tra
BLDC-23-21	10-04-2023	881	Alt-Int work-Co	8,000	05-29-2024	100	06-30-2024	Installation of vinyl plank floori
SIGN-23-11	06-16-2023	836	Sign	0	05-29-2024	100	06-30-2024	Carved PVC Sign Bolted onto
BLDC-23-12	06-13-2023	881	Alt-Int work-Co	2,000	06-30-2023	100	06-30-2023	Tenant Fit-Out. Putting in a vin
SM-23-31	04-06-2023	834	Sheet Metal	36,500	05-29-2024	100	06-30-2024	Install 2- Provided Exhaust Fa
EXPC-23-1	02-24-2023	835	Sid/Wind/Roof/	35,000	05-29-2024	100	06-30-2024	

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	3222	COMM BLDG	DMS	4	Hyannis	0.540	AC	330,000.00	1.26150	C	1.00	CI11	1.100		0	457,941	247,300
Total Card Land Units						0.54	AC	Parcel Total Land Area: 0.54						Total Land Value		247,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	Comm Bldg			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
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	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	3222	COMM BLDG			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	05	0 Full-5 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3251				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3222	COMM BLDG	100
		0
		0

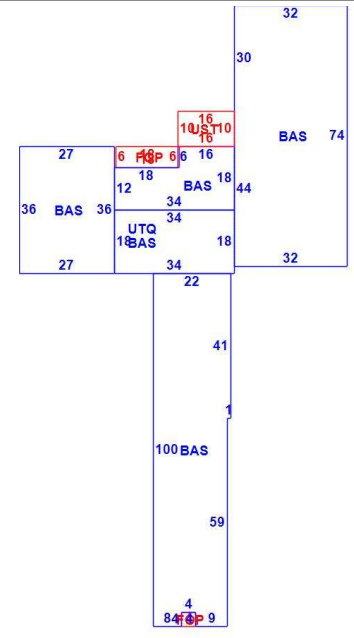
COST / MARKET VALUATION		
RCN		902,321
Year Built		1960
Effective Year Built		2000
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %	19	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	81	
RCNLD		730,900
Dep % Ovr		
Dep Ovr Comment		
Misc 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
SGN1	SIGN-1 SD W/	L	8	30.60	2020		92		0.00	200
PAV1	PAVING-ASPH	L	4,400	3.00	1996		44		0.00	5,800
SHED	Shed	L	48	18.00	1996		44		0.00	400
FOPG	Open Prch-rf-ce	L	108	49.37	2024		100	D	0.85	4,500
FOPG	Open Prch-rf-ce	L	120	49.37	2024		100	D	0.85	4,800
FOPG	Open Prch-rf-ce	L	120	49.37	2024		100	D	0.85	4,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	6,581	6,581	6,581	128.65	846,617
FOP	Open Porch	0	124	19	19.71	2,444
UST	Utility Enclosure	0	160	16	12.86	2,058
UTQ	Unfinished Three-quarter story	0	612	398	83.66	51,201
Ttl Gross Liv / Lease Area		6,581	7,477	7,014		902,320



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BONDARYK, JOSEPH E TR GLENDOVER REALTY TRUST 545 MAIN STREET						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
HYANNIS MA 02601					4	COMMERC.	3222	751,400	751,400	
<b>SUPPLEMENTAL DATA</b>						COM LAND	3222	247,300	247,300	<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_987261_2699829				Plan Ref. Land Ct# 23583-A #SR Life Estate PP STATU Assoc Pid#		COMMERC.	3250	37,000	37,000	
						Total		1,035,700	1,035,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BONDARYK, JOSEPH E TR		C201719	0	10-11-2013	U	I	1,000,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ROSENFELD, DAVID TR & SMITH, V EST		#D10499	0	11-24-2006	U	I	0	1A	2025	3222	751,400	2024	3222	709,400	2023	3222	709,400
ROSENFELD, DAVID TR		C181663	0	11-24-2006	U	I	328,300	1		3222	247,300		3222	247,300		3222	247,300
SMITH, VIRGINIA B & ROSENFELD, DAV		#D93385	0	08-07-2003	U	I	314,148	1J		3250	37,000		3250	36,400		3250	36,800
SMITH, VIRGINIA B & JANE ANN ESTATE		#D91039	0	03-10-2003	U	I	0	1A	Total		1,035,700	Total		993,100	Total		993,500

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			Batch HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	767,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	20,500
Appraised Land Value (Bldg)	247,300
Special Land Value	0
Total Appraised Parcel Value	1,035,700
Valuation Method	C
Total Appraised Parcel Value	1,035,700

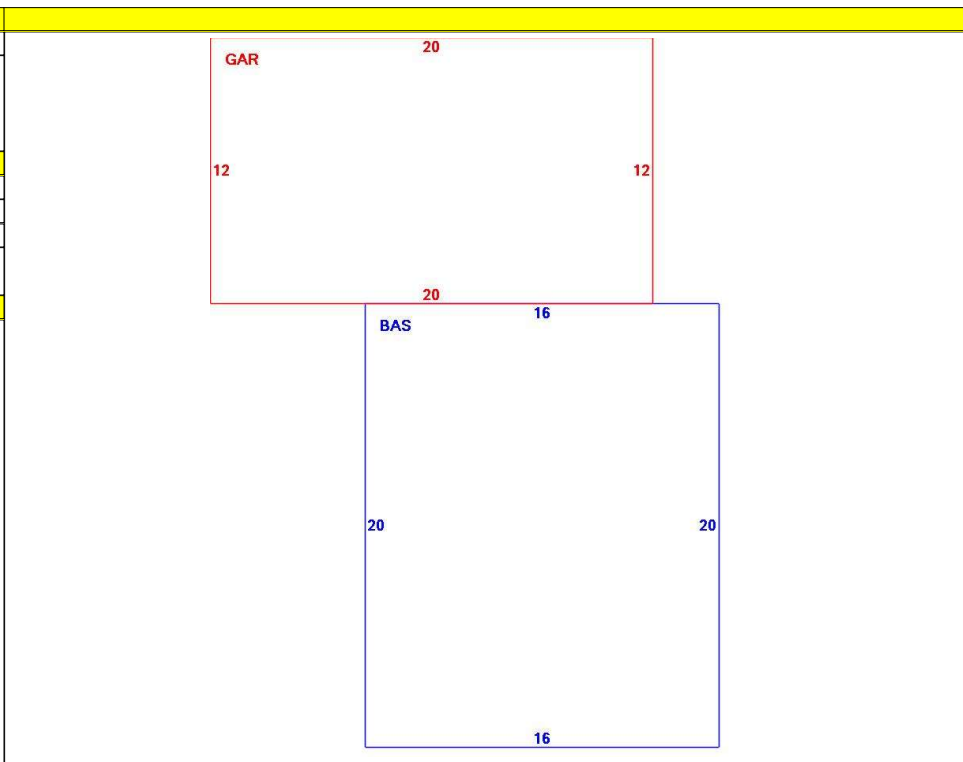
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result
											07-03-2021	CK	01		03	Cycl Insp Comp

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
2	325R	RES TYP OFC/R	DMS	4	0 SF	0.00	1.00000	1.0000	0	1.00		1.000			0.0000	0	
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.54	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	03	Concr Finished			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	01	1 Bedroom			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Occupancy	1				
Sewer Occupan					
Accessory Apt					
Foundation Alt					
Rms Prts					
Bath Split					

CONDO DATA			
Parcel Id		C	Ownr 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	43,555
Year Built	1981
Effective Year Built	2005
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
RCNLD	37,000
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	% Gd	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	320	320	320	136.11	43,555
GAR	Attached Garage	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		320	560	320		43,555

