

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RM CAPE CAPITAL LLC						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
171 LOCKE DRIVE SUITE 114					4	COMMERC.	3260	853,400	853,400	
MARLBOROUGH MA 01752		SUPPLEMENTAL DATA				COM LAND	3260	232,800	232,800	VISION
Alt Prcl ID		Plan Ref.		SEE DEED DESC						
Split Zonin		Land Ct#								
BID Parcel 02:Average		#SR								
ResExpt Q		Life Estate		PP STATU						
#DL 1										
#DL 2										
GIS ID F_986437_2699159		Assoc Pid#								
						Total		1,086,200	1,086,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
RM CAPE CAPITAL LLC		36331	87	04-25-2024	Q	I	715,000	00	Year	Code	Assessed	Year	Code	Assessed
COLOMBO, DAVID L TR		22904	0309	05-13-2008	U	I	1	1B	2025	3260	853,400	2024	3260	843,200
COLOMBO, DAVID L TR		22904	0303	05-13-2008	U	I	1	1B		3260	232,800		3260	232,800
COLOMBO, DAVID L TR		11215	0194	02-09-1998	U	I	90,000	1B						
COLOMBO, DAVID L & MYCOCK, FREDERIC		9003	0240	01-15-1994	U	I	100	A						
						Total		1,086,200	Total		1,076,000	Total		1,076,000

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

ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name
CI11	HYAN

NOTES	
--ROADHOUSE GRILLE--	

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
18-3987	12-10-2018	835	Sid/Wind/Roof/	15,000		100		roof	04-29-2020	GM	04		FR	Field Review
200904492	09-22-2009	NR	New Roof	6,000	06-30-2011	100	06-30-2011		10-11-2018	SR	01		03	Cycl Insp Comp
200700221	01-16-2007	GN	Generator	0	06-30-2011	100	06-30-2011	GAS GEN	06-01-2015	AL	03		16	In Office Review
B37524	03-01-1995	NC	New Constructi	90,000	01-15-1996	100	12-31-1996	HY COMBLD	12-22-2014	JR	03		03	Cycl Insp Comp
B37523	03-01-1995	RE	Remodel	15,000	01-15-1996	100	12-31-1996	HY REMODE	11-19-2012	DR	03		16	In Office Review
B36344	11-01-1993	AD	Addition	20,000	01-15-1994	100	12-31-1994	HY ADD'N	09-19-2011	DR	03		16	In Office Review
B35520	11-01-1992	AD	Addition	100,000	01-15-1993	100	12-31-1993	HY ADDIT'	10-04-2010	DR	03		16	In Office Review

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	3260	REST/CLUBS M	DMS	4	Hyannis	0.430	AC	330,000.00	1.49119	C	1.00	CI11	1.100	PKG ACROSS ST LOT135		0	541,299	232,800
Total Card Land Units						0.43	AC	Parcel Total Land Area: 0.43						Total Land Value		232,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2	02	Wall Brd/Wood			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	1				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3260				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3260	REST/CLUBS M94	100
		0
		0

COST / MARKET VALUATION	
RCN	1,147,505
Year Built	1900
Effective Year Built	1986
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	803,300
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	3,000	3.00	1987		36		0.00	3,200
GEN2	Commercial Ge	L	1	61500.00	2007		76		0.00	46,700
RFCC	Reinforced Con	L	45	7.25	2007		76		0.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,004	5,004	5,004	200.16	1,001,590	
BMT	Basement Area	0	1,000	200	40.03	40,032	
CAN	Canopy	0	90	9	20.02	1,801	
FAT	Attic, Finished	500	1,000	500	100.08	100,079	
PTO	Patio	0	310	16	10.33	3,203	
UST	Utility Enclosure	0	40	4	20.02	801	
Ttl Gross Liv / Lease Area		5,504	7,444	5,733		1,147,506	

