

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LUNDHOLM, LORI TR 701 MAIN STREET REALTY TRUST 701 MAIN STREET								Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
							4	COMMERC.	3220	218,500	218,500	
HYANNIS MA 02601				<b>SUPPLEMENTAL DATA</b>				COM LAND	3220	165,000	165,000	<b>VISION</b>
				Alt Prcl ID	Split Zonin	DMS;RB	Plan Ref.	Land Ct#	9638-H			
				BID Parcel	YES	#SR						
				ResExpt Q		Life Estate						
				#DL 1	LOT 20B	PP STATU						
				#DL 2								
				GIS ID	F_985945_2699008	Assoc Pid#						
								Total		383,500	383,500	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LUNDHOLM, LORI TR 701 MAIN STREET LLC				C186	0	08-28-2008	Q	I	380,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				C172	0	05-07-2004	U	I	1	1B	2025	3220	218,500	2024	3220	208,000	2023	3220	208,000
ROWLAND, MARIE CASSIDY ASSELIN, THERESA M TR				C150	0	11-02-1998	U	I	105,000	1		3220	165,000		3220	165,000			
				C146	0	11-20-1997	U	I	1	1A									
ASSELIN, ANDREW L & THERESA M				C838	0	12-02-1980	Q		50,000	U									
								Total		383,500	Total		373,000	Total		373,000	Total		373,000

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)	213,800		
												Appraised Xf (B) Value (Bldg)	0		
												Appraised Ob (B) Value (Bldg)	4,700		
												Appraised Land Value (Bldg)	165,000		
												Special Land Value	0		
												Total Appraised Parcel Value	383,500		
												Valuation Method	C		
												Total Appraised Parcel Value	383,500		

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
77709	07-07-2004	RE	Remodel	900	08-08-2005	100	01-01-2005			04-29-2020	GM	04		FR	Field Review
70989	08-21-2003	RW	Repair Work	20,000	08-23-2004	100	01-01-2005	AWNINGS, WINDOWS		12-22-2014	JR	03		03	Cycl Insp Comp
55399	08-23-2001	AD	Addition	60,000	01-01-2002	100				08-08-2005	GB	02		02	Bldg Permit Completed
35846	01-13-1999	NS	New Siding	5,000	01-01-2000	100				08-23-2004	PT	02		02	Bldg Permit Completed
34565	11-05-1998	RE	Remodel	20,000	01-01-1999	100				02-08-2002	GB	01		00	Meas/Listed-Interior Acces
										04-01-1999	GB	01		00	Meas/Listed-Interior Acces

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	3220	STORE/RTL M94	SPLI	4	Hyannis	0.130	AC	330,000.00	3.84615	C	1.00	CI09	1.000		0	1,269,246	165,000
Total Card Land Units						0.13	AC	Parcel Total Land Area: 0.13						Total Land Value		165,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3220	STORE/RTL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 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:	325I				
Sewer Occupan					
<b>MIXED USE</b>					
			Code	Description	Percentage
			3220	STORE/RTL M94	100
					0
					0
<b>COST / MARKET VALUATION</b>					
			RCN		288,920
			Year Built		1920
			Effective Year Built		1991
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		26
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		74
			RCNLD		213,800
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

13	NEW 2001	20	12
12	BAS	12 12	BAS 12 12
13		20	12
		45	
38		BAS	38
		45	

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	2,500	3.00	1999		60		0.00	4,500
SGN2	DOUBLE SIDE	L	8	39.53	2000		62		0.00	200
SGNP	SIGN POST 6"	L	6	10.66	2000		62		0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,250	2,250	2,250	128.41	288,920	
Ttl Gross Liv / Lease Area		2,250	2,250	2,250		288,920	

