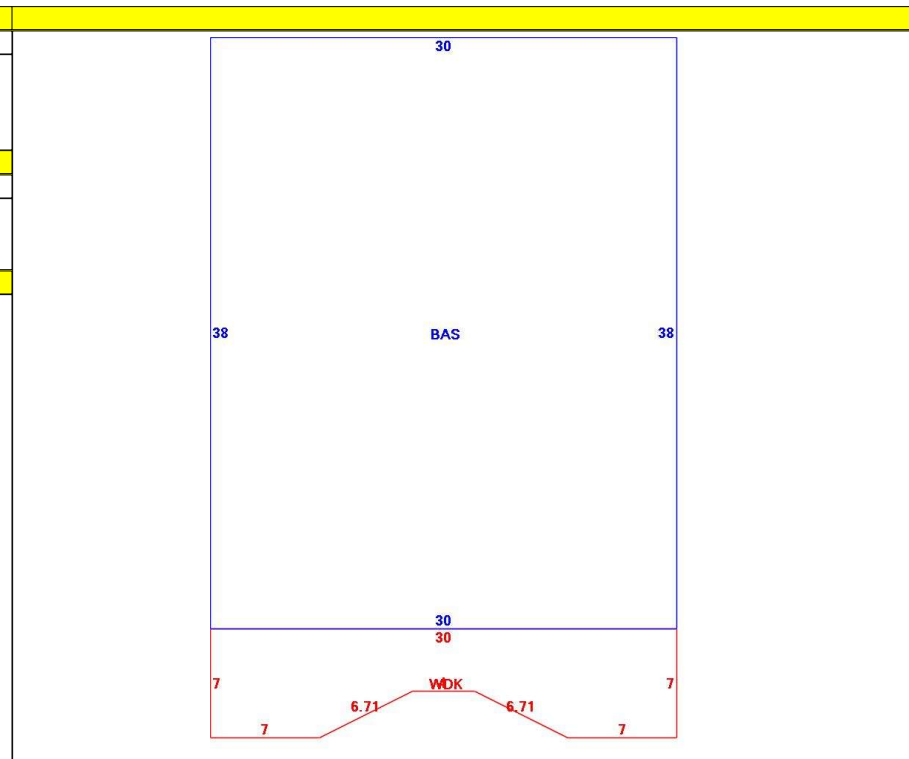


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>							
LITTLE BEACH REALTY LLC  539 SOUTH STREET  HYANNIS MA 02601						Description	Code	Appraised	Assessed								
						COMMERC.	3220	407,000	407,000								
					4	COM LAND	3220	156,400	156,400								
SUPPLEMENTAL DATA						Total		563,400	563,400								
Alt Prcl ID		Split Zonin DMS;RB		Plan Ref.		Land Ct# 9638-J											
#DL 1 LOT 25		ResExpt Q		Life Estate		PP STATU											
#DL 2		GIS ID F_986022_2699016		Assoc Pid#													
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
LITTLE BEACH REALTY LLC				C193 0	04-06-2011	Q	I	260,000	00	Year	Code	Assessed	Year	Code	Assessed		
YOUNG, ELIZABETH A				C177 0	08-18-2005	Q	I	300,000	00	2025	3220	407,000	2024	031S	398,800		
ALBERTINI, GAIL H				C167 0	11-29-2002	Q	I	250,000	00		3220	156,400		031S	156,400		
MCDONNELL ENTERPRISES LLC				C156 0	03-15-2000	U	I	1	1B								
HESSLSCHWERDT, IRENE				C144 0	05-09-1997	Q	I	42,100	00								
								Total		563,400	Total		555,200	Total		555,200	
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																	
Nbhd		Nbhd Name		B		Tracing		Batch									
CI09								HYAN									
NOTES																	
2 GALLERIES																	
								Total Appraised Parcel Value		563,400							
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			
16-2024	07-15-2016	803	Addn Alt-Comm	0	06-30-2017	100	06-30-2017	2nd floor studio apartment circ	05-06-2020	GM	04		FR	Field Review			
16-1595	06-07-2016	836	Sign	0	07-25-2016	100	06-30-2016	4 sq hanging sign Local Juice t	06-15-2017	JR	03		02	Bldg Permit Completed			
201408724	12-17-2014	CM	Commercial	485,000	07-25-2016	100	06-30-2016	DEMO EXIST OFF & GAR AT	08-24-2016	JR	01		02	Bldg Permit Completed			
									12-24-2014	JR	03		03	Cycl Insp Comp			
									05-11-2011	DR	03		16	In Office Review			
									05-03-2011	DR	03		16	In Office Review			
									11-08-2005	GB			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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3220	STORE/RTL M94	SPLI	4	Hyannis	0.090	AC	330,000.00	5.26695	C	1.00	CI09	1.000		0	1,738,110	156,400
Total Card Land Units						0.09	AC	Parcel Total Land Area: 0.09				Total Land Value				156,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	031S	MU STORE			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	8.00				
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		154,260
			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		114,200
			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	500	3.00	1985		32		0.00	500
SGN2	DOUBLE SIDE	L	19	39.53	2000		62		0.00	500
SGNP	SIGN POST 6"	L	14	10.66	2000		62		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,140	1,140	1,140	134.26	153,052	
WDK	Wood Deck	0	180	9	6.71	1,208	
Ttl Gross Liv / Lease Area		1,140	1,320	1,149		154,260	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LITTLE BEACH REALTY LLC						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA  <b>VISION</b>
539 SOUTH STREET						COMMERC.	3220	407,000	407,000	
HYANNIS MA 02601					4	COM LAND	3220	156,400	156,400	
		<b>SUPPLEMENTAL DATA</b>				Total 563,400 563,400				
		Alt Prcl ID		Plan Ref.						
		Split Zonin DMS;RB		Land Ct# 9638-J						
		BID Parcel YES		#SR						
		ResExpt Q		Life Estate						
		#DL 1 LOT 25		PP STATU						
		#DL 2								
		GIS ID F_986022_2699016		Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LITTLE BEACH REALTY LLC		C193 0	04-06-2011	Q	I	260,000	00	Year	Code	Assessed	Year	Code	Assessed
YOUNG, ELIZABETH A		C177 0	08-18-2005	Q	I	300,000	00	2025	3220	407,000	2024	031S	398,800
ALBERTINI, GAIL H		C167 0	11-29-2002	Q	I	250,000	00		3220	156,400		031S	156,400
MCDONNELL ENTERPRISES LLC		C156 0	03-15-2000	U	I	1	1B						
HESSLSCHWERDT, IRENE		C144 0	05-09-1997	Q	I	42,100	00						
		Total						563,400		Total		555,200	

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI09			Batch HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
<b>APPRAISED VALUE SUMMARY</b>			
Appraised Bldg. Value (Card)			405,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			1,100
Appraised Land Value (Bldg)			156,400
Special Land Value			0
Total Appraised Parcel Value			563,400
Valuation Method			C
Total Appraised Parcel Value			563,400

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

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
2	3220	STORE/RTL M94	SPLI	4		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 0.09						Total Land Value		156,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	2				
Occupancy	2.00				
Exterior Wall 1	14	Wood Shingle			
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	05	Vinyl/Asphalt			
Interior Floor 2	03	Concr Finished			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	031S	MU STORE			
Total Rooms	4				
Bedrooms	1				
Full Bathrooms	1				
Bath Split	12	1 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:					
Sewer Occupan					
			RCN		303,820
			Year Built		2016
			Effective Year Built		2019
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		4
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		96
			RCNLD		291,700
			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,032	1,032	1,032	149.52	154,302	
CAN	Canopy	0	56	6	16.02	897	
FPC	Open Porch Conc. Floor	0	16	2	18.69	299	
FUS	Upper Story	1,032	1,032	980	141.98	146,527	
WDK	Wood Deck	0	246	12	7.29	1,794	
Ttl Gross Liv / Lease Area		2,064	2,382	2,032		303,819	

