

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION							
S&C REALTY INVESTMENT CO LLC 169 MAIN STREET STONEHAM MA 02180						Description	Code	Appraised	Assessed								
					4	COMMERC. COM LAND	3410 3410	2,605,900 280,400	2,605,900 280,400								
SUPPLEMENTAL DATA						Total		2,886,300	2,886,300								
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#		14276-A									
#DL 1		LOT A		Life Estate		PP STATU											
GIS ID		F_987960_2700802		Assoc Pid#													
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
S&C REALTY INVESTMENT CO LLC			C2311	0	09-27-2022	U	I	1,500,000	1	Year	Code	Assessed	Year	Code	Assessed		
ARC ROCK17MA LLC			C185	0	05-06-2008	U	I	2,310,452	1B	2025	3410	2,605,900	2024	3410	2,533,900		
ROCKLAND TRUST CO			C158	0	08-08-2000	U	I	1,020,000	1B		3410	280,400	2023	3410	280,400		
FLEET BANK OF MASS			C125	0	12-15-1991	U	I	1	B								
BARNSTABLE CNTY NATL BANK			C951	0	03-30-1948	U		0									
			Total							2,886,300	Total		2,814,300	Total		2,814,300	
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		Appraised Bldg. Value (Card)				2,485,200				
CI11							HYAN		Appraised Xf (B) Value (Bldg)				91,500				
NOTES						Appraised Ob (B) Value (Bldg)						29,200					
VACANT FOR SALE 5/20						E = VAC/MARKETABILITY						Appraised Land Value (Bldg)		280,400			
												Special Land Value		0			
												Total Appraised Parcel Value		2,886,300			
												Valuation Method		C			
												Total Appraised Parcel Value		2,886,300			
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			
BLDC-24-24	10-23-2024	803		2,840		0		Install (1) drive thru clearance	09-27-2022	BM	03		16	In Office Review			
BLDC-24-85	06-05-2024	803		550,000		0		Summary - In this phase of co	08-28-2021	CK	02		03	Cycl Insp Comp			
BLDC-24-46	03-25-2024	803	Addn Alt-Comm	25,000		0		interior Exploratory demo only	04-30-2020	GM	04		FR	Field Review			
89615	01-10-2006	CM	Commercial	73,000	01-01-2007	100	01-01-2007										
52537	04-04-2001	RE	Remodel	160,000	01-01-2002	100	01-01-2002	INTERIOR REM									
B34933	04-01-1992	CM	Commercial	2,000	01-01-1993	100	01-01-1993	HY ANTENN									
B26788	08-01-1984	CM	Commercial	0	06-15-1985	100		ATM									
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	3410	BANK BLDG	DMS	4	Hyannis	0.810	AC	330,000.00	0.95376	C	1.00	CI11	1.100		0	346,203	280,400
Total Card Land Units						0.81	AC	Parcel Total Land Area: 0.81						Total Land Value		280,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	101	Bank Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	11	Slate			
Interior Wall 1	05	Drywall			
Interior Wall 2	02	Wall Brd/Wood			
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	3410	BANK BLDG			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3410				
Sewer Occupan					

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	25,000	3.00	1985		32		0.00	24,000
VLT2	VAULT-GOOD	B	576	263.85	1983		51		0.00	77,500
FGPL	Flagpole-25'	L	1	2229.00	1995		52		0.00	1,200
PKBR	Parking Bumper	L	32	52.17	1987		36		0.00	600
FNP1	FENCE CHAIN	L	570	15.90	1985		22	00	1.00	2,000
DUW	W/PNEU TUBE	B	1	27489.00	1983		51		0.00	14,000
SGN1	SIGN-1 SD W/	L	88	30.60	1995		52		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value	
BAS	First Floor	7,320	7,320	7,320	386.98	2,832,691	
BMT	Basement Area	0	400	80	77.40	30,958	
CAN	Canopy	0	192	19	38.29	7,353	
FBM	Fin Bsmnt	2,792	5,584	2,234	154.82	864,513	
FUS	Upper Story	1,624	1,624	1,543	367.68	597,110	
UAT	Attic, Unfinished	0	5,584	1,396	96.74	540,224	
Ttl Gross Liv / Lease Area		11,736	20,704	12,592		4,872,849	

