

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT									
LION LLC 15 HINCKLEY ROAD HYANNIS MA 02601												Description		Code	Appraised		Assessed		801 FY2025 BARNSTABLE, MA VISION		
												COMMERC.	3160	2,277,900		2,277,900					
										4		COM LAND	3160	391,100		391,100					
				SUPPLEMENTAL DATA										Total		2,669,000		2,669,000			
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 P/O LOTS 36 & 37 (UNREG #DL 2 LOTS 253-C & 253 D (REG) GIS ID F_987040_2706207				Plan Ref. 58/75 Land Ct# 11519-H #SR Life Estate PP STATU Assoc Pid#													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
LION LLC				C210	0	09-30-2016		U	I	2,200,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LATE SEPTEMBER LLC				C178	0	09-29-2005		Q	I	1,450,000		00	2025	3160 3160	2,277,900 391,100	2024	3160 3160	2,115,300 391,100	2023	3160 3160	2,115,300 391,100
BROWN, NICHOLAS L TR				C969	0	06-15-1984		Q	V	150,000		U									
DONAHUE, ROBERT J TR				C969	0	06-15-1984		U	V	0		A									
DONAHUE, ROBERT J TR				C949	0	01-15-1984		Q	V	85,000		U									
													Total	2,669,000	Total	2,506,400	Total	2,506,400			
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											
CI13										HYAN											
NOTES												Appraised Bldg. Value (Card)								2,258,000	
												Appraised Xf (B) Value (Bldg)								0	
												Appraised Ob (B) Value (Bldg)								19,900	
												Appraised Land Value (Bldg)								391,100	
												Special Land Value								0	
												Total Appraised Parcel Value								2,669,000	
												Valuation Method								C	
												Total Appraised Parcel Value								2,669,000	
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-24-15	08-09-2024	803		5,800		0		See Stamped Plan - Included,				01-23-2024	SR	01	1	03	Cycl Insp Comp				
BLDC-23-11	04-24-2024	881	Alt-Int work-Co	10,000	06-30-2024	100	06-30-2024	Scope of work@ to install a piz				04-28-2020	GM	04		FR	Field Review				
BLDC-23-20	09-29-2023	809	Deck	40,000	01-23-2024	100	06-30-2024	Remove and replace existing d				09-28-2017	TR	03		16	In Office Review				
BLDC-23-10	05-05-2023	881	Alt-Int work-Co	2,500	06-30-2023	100	06-30-2023	Install coffe roaster within build				08-29-2016	JR	01		02	Bldg Permit Completed				
BLDC-22-19	09-14-2022	803	Addn Alt-Comm	250	06-30-2023	100	06-30-2023	Dismantle wood planks and su													
19-2687	10-18-2019	803	Addn Alt-Comm	226,925	06-30-2020	100	06-30-2020	Dining Room Addition													
17-1255	05-08-2017	836	Sign	0	06-22-2017	100	06-30-2017	12 SQ FT FOR TEMPORARY													
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	316I	COMM WHSE M	B	4	Hyannis	0.880	AC	330,000.00	0.89774	C	1.00	CI13	1.500			0		444,378	391,100		
Total Card Land Units						0.88	AC	Parcel Total Land Area: 0.88				Total Land Value								391,100	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element		Cd	Description			Element		Cd	Description	
Style		410	Ind/Offc/Whse							
Model		96	Ind/Comm							
Grade		B	Custom							
Stories		1								
Occupancy		1.00				MIXED USE				
Exterior Wall 1		27	Pre-finish Metl			Code		Description		Percentage
Exterior Wall 2						316I		COMM WHSE M96		100
Roof Structure		03	Gable/Hip							0
Roof Cover		01	Metal/Tin							0
Interior Wall 1		05	Drywall			COST / MARKET VALUATION				
Interior Wall 2						RCN				2,656,527
Interior Floor 1		03	Concr Finished							
Interior Floor 2										
Heating Fuel		03	Gas			Year Built				1985
Heating Type		05	Hot Water			Effective Year Built				2005
AC Type		03	Central			Depreciation Code				VG
Size Adj Tbl		316I	COMM WHSE M96			Remodel Rating				04
Total Rooms						Year Remodeled				2019
Bedrooms		00				Depreciation %				15
Full Bathrooms		0				Functional Obsol				0
Bath Split		04	0 Full-4 Half			External Obsol				0
Rms/Partitions		04	EXTENSIVE			Trend Factor				1
Heat/AC		02	HEAT/AC SPLIT			Condition				
Frame Type		05	STEEL			Condition %				
Baths/Plumbing		04	EXTENSIVE			Percent Good				85
Ceiling/Wall		06	CEIL & WALLS			RCNLD				2,258,000
Common Wall		00	0%			Dep % Ovr				
Wall Height		14.00				Dep Ovr Comment				
1st Floor Use:		316I				Misc Imp Ovr				
Sewer Occupan						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	12,500	3.00	1985		32		0.00	12,000
PKKG	Gravel Pkg Lot	L	5,000	1.06	1990		42		0.00	2,200
PKBR	Parking Bumper	L	12	52.17	1990		42		0.00	300
SGN2	DOUBLE SIDE	L	14	39.53	2014		90		0.00	500
SPO2	SIGN POST ST	L	10	73.02	2014		95		0.00	700
PAT2	Patio-Good	L	432	9.94	2023		99		0.00	4,200
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor				11,564	11,564	11,564	99.92	1,155,498	
PTO	Patio				0	432	22	5.09	2,198	
RST	Restaurant Area				10,000	10,000	15,000	149.88	1,498,830	
Ttl Gross Liv / Lease Area					21,564	21,996	26,586		2,656,526	