

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
25 FALMOUTH ROAD LLC								Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
500 YARMOUTH ROAD								COMMERC.	3300	4,874,500	4,874,500	
HYANNIS MA 02601								COM LAND	3300	811,800	811,800	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID						Plan Ref.						
Split Zonin						Land Ct#		11519-L; 11519-I				
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 LOTS 287, 288 & 289; LOT						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_987069_2705088								Total		5,686,300	5,686,300	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
25 FALMOUTH ROAD LLC							C205	0	01-09-2015	U	I	1,200,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ADOMONIS, ALDONA TR							C189	0	09-01-2009	U	I		1F	2025	3300	4,874,500	2024	3300	4,795,500	2023	3300	4,843,400
ADOMONIS, ALDONA							#D38	0	02-18-1986	U	I				3300	811,800		3300	811,800		3300	811,800
ADOMONIS, JOHN & ALDONA							C287	0	06-29-1962	U	I		A									
Total														Total	5,686,300	Total	5,607,300	Total	5,655,200			

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI17			HYAN

NOTES											
--AUDI DEALERSHIP--											

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-21-10	05-05-2021	838	Solar Panel-Co	91,266	06-30-2021	100	06-30-2021	232 445W panels 103.240 kW	08-22-2022	CK	03		16	In Office Review
16-1203	05-16-2016	880	Alt-Int work-Res	0	06-30-2016	100	06-30-2016	change storage space on 2nd f	04-29-2020	GM	04		FR	Field Review
201506183	09-21-2015	SG	Sign	0	05-24-2016	100	06-30-2016	NEW SIGNS 98 SQ AUDI BUI	08-30-2016	JR	01		02	Bldg Permit Completed
201500515	04-10-2015	CM	Commercial	4,000,000	05-24-2016	100	06-30-2016	CONSTRUCTION OF A NEW	08-30-2016	AL	03		16	In Office Review
201500379	03-25-2015	DE	Demolish	32,000	06-30-2015	100	06-30-2015	DEMOLITION OF EXISTING	09-22-2015	AL	22		22	Change of Address
201104021	08-11-2011	CM	Commercial	750,000	06-30-2012	0	06-30-2012	EXTER & INTER RENO W N	07-24-2015	JR	01		02	Bldg Permit Completed
76654	05-17-2004	RE	Remodel	0	06-30-2012	100	06-30-2008	CAR LIFT CONC PAD	07-12-2012	JR	01		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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	330I	AUTO V S&S M9	HB	4	Hyannis	1.230	AC	330,000.00	1.00000	C	1.00	CI17	2.000	C/W/052 -FY17	0	660,000	811,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	95	Auto Dealer			
Model	96	Ind/Comm			
Grade	B	Custom			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2	28	Glass/Thermo.			
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2	11	Ceram Clay Til			
Interior Floor 1	23	Laminate			
Interior Floor 2	03	Gas			
Heating Fuel	04	Hot Air			
Heating Type	03	Central			
AC Type	330I	AUTO V S&S M96			
Size Adj Tbl	12				
Total Rooms	0				
Bedrooms	0				
Full Bathrooms	06	0 Full-6 Half			
Bath Split	02	AVERAGE			
Rms/Partitions	02	HEAT/AC SPLIT			
Heat/AC	05	STEEL			
Frame Type	04	EXTENSIVE			
Baths/Plumbing	06	CEIL & WALLS			
Ceiling/Wall	00	0%			
Common Wall	22.00				
Wall Height					
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
330I	AUTO V S&S M96	100
		0
		0

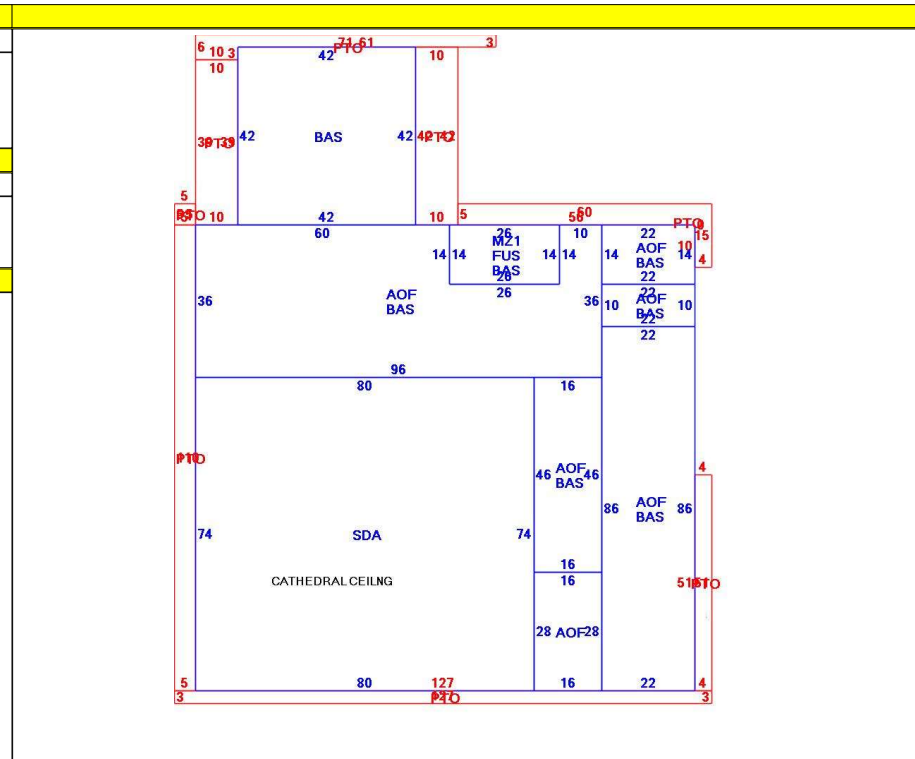
COST / MARKET VALUATION		
RCN		4,710,834
Year Built		2015
Effective Year Built		2019
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	4	
Functional Obsol		
External Obsol		
Trend Factor	1	
Condition		
Condition %		
Percent Good	96	
RCNLD		4,522,400
Dep % Ovr		
Dep Ovr Comment		
Misc 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
SPR1	SPRINKLERS-	B	21,276	4.10	2017		96		0.00	83,700
ELV3	Elevator-Freight	B	1	53138.00	2017		96		0.00	51,000
ELVS	Elevator-Comm	B	2	30000.00	2017		96		0.00	57,600
FGPL	Flagpole-25'	L	1	2229.00	2016		94		0.00	2,100
RFCC	Reinforced Con	L	1,438	7.25	2016		94		0.00	9,800
ASCB	Asphalt Curb-4"	L	500	4.69	2016	00	100	00	1.00	2,300
PKBR	Parking Bumper	L	10	52.17	2016		94		0.00	500
SGN3	DBL SIDED W/I	L	64	199.92	2016		94		0.00	12,000
FNC3	FENCE-6' CHAI	L	286	22.04	2016		94		0.00	5,900
ENG3	GATE C.L 6'H	L	6	464.21	2016		94		0.00	2,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office Area	6,696	6,696	9,040	250.04	1,674,239
BAS	First Floor	8,376	8,376	8,376	185.20	1,551,264
FUS	Upper Story	364	364	346	176.04	64,080
MZ1	Mezz Unfin	182	364	146	74.28	27,040
PTO	Patio	0	2,553	128	9.29	23,706
SDA	Fin Display Area	5,920	5,920	7,400	231.50	1,370,505
Ttl Gross Liv / Lease Area		21,538	24,273	25,436		4,710,834



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HYANNIS MA 02601						COM LAND	3300	811,800	811,800										
		SUPPLEMENTAL DATA																	
		Alt Prcl ID		Plan Ref.															
		Split Zonin		Land Ct#		11519-L; 11519-I													
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		#DL 1		LOTS 287, 288 & 289; LOT															
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		GIS ID		F_987069_2705088		Assoc Pid#													
						Total		5,686,300		5,686,300									
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								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
								2025	3300	4,874,500	2024	3300	4,795,500	2023	3300	4,843,400			
									3300	811,800		3300	811,800		3300	811,800			
								Total		5,686,300		Total		5,607,300		Total		5,655,200	
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																	
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)							4,522,400							
CI17				HYAN	Appraised Xf (B) Value (Bldg)							192,300							
					Appraised Ob (B) Value (Bldg)							159,800							
					Appraised Land Value (Bldg)							811,800							
					Special Land Value							0							
					Total Appraised Parcel Value							5,686,300							
					Valuation Method							C							
					Total Appraised Parcel Value							5,686,300							
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					
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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			
Total Card Land Units						Parcel Total Land Area:						Total Land Value			811,800				

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Element	Cd	Description				Element	Cd	Description			
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Model	96	Ind/Comm									
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Roof Structure	01	Flat									
Roof Cover	13	Elastomeric				COST / MARKET VALUATION					
Interior Wall 1	05	Drywall									
Interior Wall 2						RCN					
Interior Floor 1	11	Ceram Clay Til									
Interior Floor 2	23	Laminat									
Heating Fuel	03	Gas				Year Built					
Heating Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Size Adj Tbl	330I	AUTO V S&S M96				Remodel Rating					
Total Rooms	12					Year Remodeled					
Bedrooms	0					Depreciation %					
Full Bathrooms	0					Functional Obsol					
Bath Split	06	0 Full-6 Half				External Obsol					
Rms/Partitions	02	AVERAGE				Trend Factor					
Heat/AC	02	HEAT/AC SPLIT				Condition					
Frame Type	05	STEEL				Condition %					
Baths/Plumbing	04	EXTENSIVE				Percent Good					
Ceiling/Wall	06	CEIL & WALLS				RCNLD					
Common Wall	00	0%				Dep % Ovr					
Wall Height	22.00					Dep Ovr Comment					
1st Floor Use:						Misc Imp Ovr					
Sewer Occupan						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
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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	
LT1	LT POLE W/MH	L	10	4251.00	2016		94		0.00	40,000	
PAV1	PAVING-ASPH	L	30,000	3.00	2016		94		0.00	84,600	
SOL3	Solar PV Panel	B	232	635.00	2017		0		0.00	0	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											