

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WOOD, TROY TR 123 FALMOUTH ROAD REALTY TRUS 12 MARINER'S LANE						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
MASHPEE MA 02649					4	COMMERC. COM LAND	3390 3390	179,200 528,000	179,200 528,000	
SUPPLEMENTAL DATA										VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS B23, B24 & B25 #DL 2 GIS ID F_986176_2704933			Plan Ref. Land Ct# 17201-D (2) #SR Life Estate PP STATU Assoc Pid#							
						Total		707,200	707,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WOOD, TROY TR		C2241	0	10-20-2020	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
REARDON, BRYAN W TR		C186	0	09-15-2008	U	I	1,200,000	1V	2025	3390	179,200	2024	3390	186,400	2023	3222	37,800
FIELD, MELVIN D		03P1	0	03-06-2004	U	I	0	1A		3390	528,000		3390	528,000		3390	160,900
FIELD, JANET B TR		C1188	0	10-15-1989	U	I	1	A								3390	528,000
ARENOVSKI, LOUIS V & RUTH		C663	0	08-15-1962	U		0		Total		707,200	Total		714,400	Total		726,700

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					
CI17				HYAN					

NOTES														
--PRIME PRE-OWNED CENTER--														
Total Appraised Parcel Value										707,200				
Valuation Method										C				
Total Appraised Parcel Value										707,200				

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-22-20	09-28-2022	810	Demolition	8,000	09-06-2023	100	06-30-2022	Demo of existing outbuilding.	09-06-2023	SR	01	1	03	Cycl Insp Comp
									04-29-2020	GM	04		FR	Field Review
									07-13-2015	JR	03		03	Cycl Insp Comp
									05-31-2012	JR	01		03	Cycl Insp Comp
									11-19-2008	DR	03		16	In Office Review

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	3390	SERVICE SHOP	HB	4	Hyannis	0.920	AC	330,000.00	0.86956	C	1.00	CI17	2.000		0	573,903	528,000
Total Card Land Units						0.92	AC	Parcel Total Land Area: 0.92				Total Land Value				528,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	95	SvcGar/Gar/JS			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	01	None			
Heating Type	01	None			
AC Type	01	None			
Size Adj Tbl	3390	SERVICE SHOP			
Total Rooms	02				
Bedrooms	00				
Full Bathrooms	0.5				
Bath Split	01	0 Full-1 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	03	MASONRY			
Baths/Plumbing	00	NONE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	316I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3390	SERVICE SHOP	100
		0
		0

COST / MARKET VALUATION		
RCN		157,695
Year Built		1970
Effective Year Built		1991
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		26
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		74
RCNLD		116,700
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
PAV1	PAVING-ASPH	L	20,000	3.00	2010		72		0.00	43,200
GAR5	Det Stl Gar/con	L	960	27.88	2010		72	C	1.00	19,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,080	2,080	2,080	75.82	157,695	
Ttl Gross Liv / Lease Area		2,080	2,080	2,080		157,695	

