

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COPPINGER, PHILIP F TR FIRST CAPE VENTURE REALTY TRU C/O MARCELLO MALLEGNI 171 LOCKE DRIVE, STE 114 MARLBOROUGH MA 01752					4	Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA VISION
						COMMERC.	3260	1,831,000	1,831,000	
						COM LAND	3260	220,900	220,900	
SUPPLEMENTAL DATA						Total		2,051,900	2,051,900	
Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 #DL 2 GIS ID F_988264_2700593				Plan Ref. Land Ct# #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)									
COPPINGER, PHILIP F TR		24328	0208	01-27-2010	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DIMENTO, VINCENT J TR		19843	0330	05-20-2005	U	I	0	1A	2025	3260	1,831,000	2024	3260	1,813,900	2023	3260	1,695,000
BRADLEY, ROBERT M TR		14170	0116	08-24-2001	U	I	0	1A		3260	220,900		3260	220,900		3260	220,900
SOUSA, FERNANDO TR		11729	0052	09-28-1998	U	I	325,000	1									
ACCORD PARK CORP		10746	0223	05-13-1997	U	I	300,000	1L									
Total									2,051,900		Total		2,034,800		Total		1,915,900

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			HYAN

NOTES														
--TORINO RESTAURANT & BAR--														

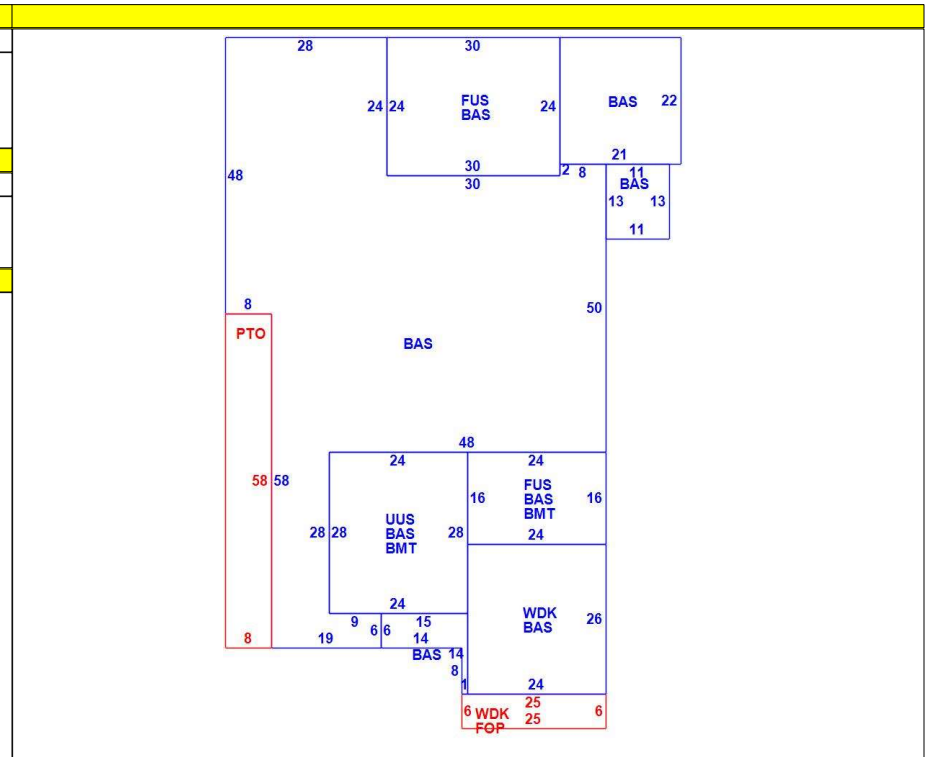
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDC-23-16	05-03-2023	809	Deck	22,000	09-08-2023	100	06-30-2023	Exterior deck on top of existing	09-08-2023	SR	02		03	Cycl Insp Comp
201304295	12-31-2013	CM	Commercial	6,000	06-14-2014	100	06-14-2014	BBQ GAZEBO ON EXIST PT	04-29-2020	GM	04		FR	Field Review
201201484	03-21-2012	CM	Commercial	30,000	06-14-2014	100	06-03-2014	20X27 OUTSIDE BAR-2X6 CA	10-11-2013	JR	02		02	Bldg Permit Completed
201106587	02-22-2012	CM	Commercial	250,000	06-30-2014	100	06-03-2014	EXTER RESTORATION/INTE	10-19-2011	JR	03		13	CALL BACK
201106764	01-04-2012	CM	Commercial	45,000	06-30-2014	100	06-30-2014	30' AND 16' KIT EXHAUST H						
201103772	07-19-2011	CM	Commercial	21,000	06-30-2013	100	06-03-2013	INTERIOR STRUCTURAL WOR						
201102495	05-13-2011	CM	Commercial	200,000	06-30-2013	100	06-03-2013	STRUCTURAL SUPPORTING						

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	3260	REST/CLUBS M	DMS	4	Hyannis	0.340	AC	330,000.00	1.78966	C	1.00	CI11	1.100		0	649,638	220,900
Total Card Land Units						0.34	AC	Parcel Total Land Area: 0.34					Total Land Value		220,900		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	B	Custom			
Stories	2.4				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
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	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	3				
Bath Split	22	2 Full-2 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3260				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3260	REST/CLUBS M94	100
		0
		0

COST / MARKET VALUATION		
RCN		2,146,532
Year Built		1880
Effective Year Built		2000
Depreciation Code		E
Remodel Rating		
Year Remodeled		
Depreciation %	19	
Functional Obsol	0	
External Obsol		
Trend Factor	1	
Condition		
Condition %		
Percent Good	81	
RCNLD		1,738,700
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
CBN1	Cabana-Avg	L	336	81.58	2012		76	C	1.00	20,800
PRG1	Pergola-Avg	L	210	18.00	2012		76	C	1.00	2,900
PAT2	Patio-Good	L	1,800	9.94	2012		88		0.00	13,100
WDC	Deck comp w vi	L	768	28.00	2022		96		0.00	18,800
SHD2	Shed w/Elec	L	100	26.00	2022		96		0.00	2,500
SGN2	DOUBLE SIDE	L	6	39.53	2012		76		0.00	200
SGNP	SIGN POST 6"	L	12	10.66	2012		76		0.00	100
TRS	Trash Encl-6' w/	L	1	3401.00	2022		96		0.00	3,300
PAT2	Patio-Good	L	464	9.94	2022		98		0.00	4,400
SPR1	SPRINKLERS-	B	7,900	4.10			81		0.00	26,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	7,161	7,161	7,161	236.48	1,693,435
BMT	Basement Area	0	1,056	211	47.25	49,897
FOP	Open Porch	0	150	23	36.26	5,439
FUS	Upper Story	1,104	1,104	1,049	224.70	248,068
PTO	Patio	0	464	23	11.72	5,439
UUS	Upper Story, Unfinished	0	672	571	200.94	135,030
WDK	Wood Deck	0	774	39	11.92	9,223
Ttl Gross Liv / Lease Area		8,265	11,381	9,077		2,146,531



09/08/2023