

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FIFTH AVENUE PROPERTIES LLC						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
PO BOX 2417					4	COMMERC.	3260	1,527,200	1,527,200	
HYANNIS MA 02601		SUPPLEMENTAL DATA				COM LAND	3260	197,500	197,500	VISION
Alt Prcl ID		Split Zonin		Plan Ref. 37/25						
BID Parcel YES		ResExpt Q		Land Ct# 9975-A						
#DL 1 LOT B (UNREG)		#DL 2 UNNUM LOT (REG)		Life Estate						
GIS ID F_988734_2701141				PP STATU						
				Assoc Pid#						
						Total		1,724,700	1,724,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FIFTH AVENUE PROPERTIES LLC		C212 0	02-14-2017	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BARREIRO, FELISBERTO, G TR		C129 0	02-15-1993	U	I	275,000	L	2025	3260	1,527,200	2024	3260	1,509,300	2023	3260	1,509,300
BARREIRO, FELISBERTO, G TR		8453 0043	02-15-1993	U	I	275,000	L		3260	197,500		3260	197,500		3260	197,500
FIRST FED SERVS OF MA INC		C126 0	03-15-1992	U	I	275,000	L									
FIRST FED SERVS OF MA INC		7944 0087	03-15-1992	U	I	275,000	L									
						Total		1,724,700	Total		1,706,800	Total		1,706,800	Total	1,706,800

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			Batch HYAN

NOTES	
--ALBERTO'S RISTORANTE-- (SEE PERMITS,REM0D 1993-2016/\$239K)	

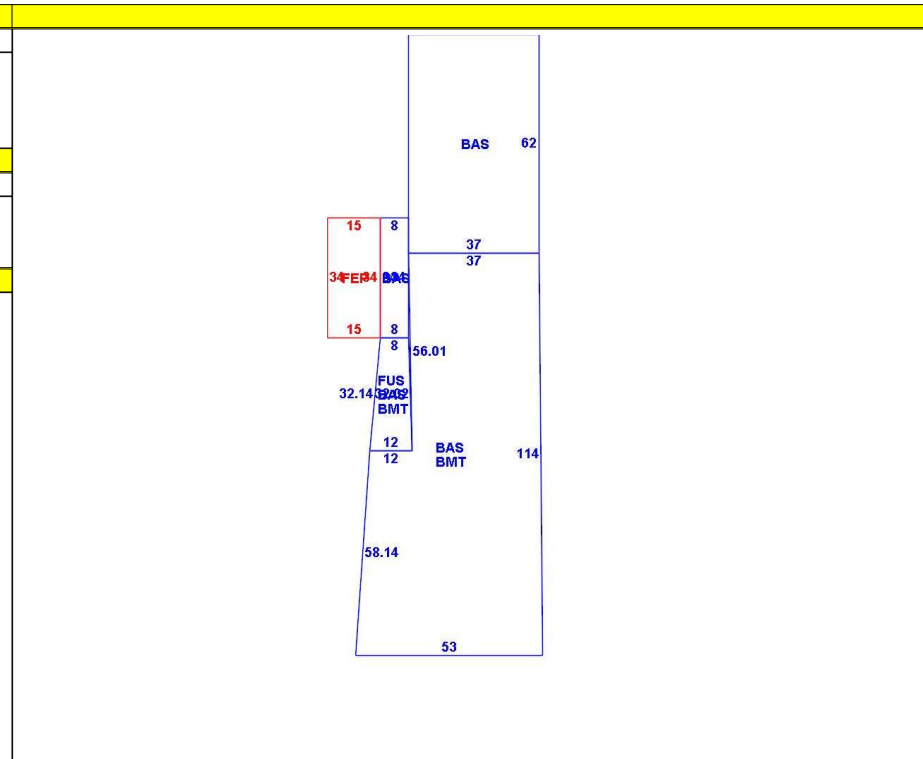
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDC-23-23	11-07-2023	803	Addn Alt-Comm	12,000		100		Adding windows and a door	04-29-2020	GM	04		FR	Field Review
EXPC-21-1	03-05-2021	835	Sid/Wind/Roof/	75,000		100		Remove and replace existing f	02-27-2020	CK	22		22	Change of Address
16-2956	11-04-2016	803	Addn Alt-Comm	20,000	06-30-2017	100	06-30-2017	REMOVE 10' +/- SECTION O	09-05-2018	SR	02		03	Cycl Insp Comp
16-2354	08-16-2016	880	Alt-Int work-Res	4,000	06-30-2017	100	06-30-2017	repair of wall behind stoves in	01-14-2015	JR	03		03	Cycl Insp Comp
77717	07-07-2004	NR	New Roof	20,000	08-08-2005	100	01-01-2005		08-08-2005	GB	02		02	Bldg Permit Completed
59455	03-05-2002	AD	Addition	75,000	01-01-2003	100	01-01-2003	REAR	04-02-2003	GB	01		00	Meas/Listed-Interior Acces
B36774	06-01-1994	RE	Remodel	20,000	01-15-1995	100	12-31-1995	HY REMODE	06-15-1986	RW				

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	HVB	4	Hyannis	0.200	AC	330,000.00	2.72095	C	1.00	CI11	1.100		0	987,723	197,500
Total Card Land Units						0.20	AC	Parcel Total Land Area: 0.20						Total Land Value		197,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	B-	Custom Minus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	03	15%			
Wall Height	14.00				
1st Floor Use:	3260				
Sewer Occupan					

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

COST / MARKET VALUATION	
RCN	1,909,339
Year Built	1920
Effective Year Built	1991
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	1,412,900
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
BMT	Basement-Unfin	B	5,321	26.01	1986		74		0.00	79,300
SGN2	DOUBLE SIDE	L	12	39.53	2018		98		0.00	500
SPR1	SPRINKLERS-	B	4,770	4.10			74		0.00	14,500
FEP	Enclosed porch	B	510	70.00			74		0.00	20,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,887	7,887	7,887	202.39	1,596,243	
BMT	Basement Area	0	5,321	1,064	40.47	215,342	
FEP	Enclosed Porch	0	510	179	71.03	36,228	
FUS	Upper Story	320	320	304	192.27	61,526	
Ttl Gross Liv / Lease Area		8,207	14,038	9,434		1,909,339	

