

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PLYMOUTH & BROCKTON STREET R						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA  <b>VISION</b>
1400 HANCOCK ST - 3RD FLR						COMMERC.	3542	453,600	453,600	
QUINCY MA 02169						COM LAND	3542	156,100	156,100	
					4					
SUPPLEMENTAL DATA										
Alt Prcl ID					Plan Ref.					
Split Zonin					Land Ct#					
BID Parcel YES					#SR					
ResExpt Q					Life Estate					
#DL 1 LOT 9&10					PP STATU					
#DL 2										
GIS ID F_989187_2701719					Assoc Pid#					
							Total	609,700	609,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PLYMOUTH & BROCKTON STREET RAILWA		C483 0	04-22-1970	Q	V	95,000	U	Year	Code	Assessed	Year	Code	Assessed
								2025	3542	453,600	2024	3542	434,700
									3542	156,100		3542	156,100
								Total		609,700	Total		590,800
											Total		590,800

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									Appraised Bldg. Value (Card) 441,400				
Total			0.00					Appraised Xf (B) Value (Bldg) 0					
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 12,200					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Land Value (Bldg) 156,100			
CI09								HYAN		Special Land Value 0			
NOTES												Total Appraised Parcel Value 609,700	
VACANT FORMER BUS STATION												Valuation Method C	
												Total Appraised Parcel Value 609,700	

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
EXPC-21-7	10-26-2021	835	Sid/Wind/Roof/	28,960		100		Re-roofing the all roof areas ov		04-28-2022	TR	22		22	Change of Address
84462	05-27-2005	CM	Commercial	6,100		100		CONCRETE WORK, DRAIN F		05-01-2020	GM	04		FR	Field Review
80065	10-21-2004	NR	New Roof	13,500		100				10-18-2018	SR	02		03	Cycl Insp Comp
52748	04-10-2001	RW	Repair Work	7,000	01-01-2002	100				01-15-2015	JR	03		03	Cycl Insp Comp
B35112	06-01-1992	CM	Commercial	1,000		100		HY BANDIN		08-01-2012	JR	03		16	In Office Review
										09-15-2008	JR	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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3542	BUS STATION	DMS	4	Hyannis	0.370	AC	275,000.00	1.53413	0	1.00	CI09	1.000	W/72	0	421,877.5	156,100
Total Card Land Units						0.37	AC	Parcel Total Land Area: 0.37					Total Land Value		156,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	103	Passenger Term			
Model	96	Ind/Comm			
Grade	D	Below Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	17	Stucco/Masonry			
Exterior Wall 2	13	T111 Siding			
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		832,793
Interior Floor 2	03	Concr Finished			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1940
AC Type	01	None	Effective Year Built		1964
Size Adj Tbl	3542	BUS STATION	Depreciation Code		VP
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		47
Bath Split	00	0 Full-0 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	03	HEAT ONLY	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	08	TYPICAL	Percent Good		53
Common Wall	00	0%	RCNLD		441,400
Wall Height	12.00		Dep % Ovr		
1st Floor Use:	3541		Dep Ovr Comment		
Sewer Occupan			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	10,000	3.00	1975		12		0.00	3,600
GAS3	Fibergl 12M gal	L	1	58100.00	1975		12		0.00	7,000
TRS	Trash Encl-6' w/	L	1	3401.00	1993		48		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,870	5,870	5,870	141.68	831,659	
WDK	Wood Deck	0	153	8	7.41	1,133	
Ttl Gross Liv / Lease Area		5,870	6,023	5,878		832,792	

