

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ARCHITRAVE HOLDINGS LLC								Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA VISION
10 INDUSTRY PARKWAY								COMMERC.	3160	835,000	835,000	
WOBURN MA 01801								COM LAND	3160	201,200	201,200	
SUPPLEMENTAL DATA												
Alt Prcl ID				Plan Ref.		352/49						
Split Zonin				Land Ct#		42769A						
BID Parcel				#SR								
ResExpt Q				Life Estate		PP STATU						
#DL 1				PORTION OF LOT 1; LOTS								
#DL 2				LOT 3								
GIS ID				F_988272_2702398		Assoc Pid#						
								Total		1,036,200	1,036,200	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ARCHITRAVE HOLDINGS LLC				C236	0	08-22-2024	U	I	1,950,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TL ACQUISITIONS LLC				24353	0202	02-05-2010	U	I	725,000	1L	2025	3160	835,000	2024	3160	815,100	2023	3160	815,100
BURKE, JOHN J JR TR				C171	0	01-05-2004	U	I	695,000	1		3160	201,200		3160	201,200		3160	201,200
RUGGIERI, ANTHONY G				3307	0158		U		0	D									
								Total		1,036,200	Total		1,016,300	Total		1,016,300	Total		1,016,300

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				
CI07				HYAN				

NOTES												APPRAISED VALUE SUMMARY			
-LUMBER LIQUIDATORS REMOD 1988-2010												Appraised Bldg. Value (Card)	822,500		
-TL WOODWORKING												Appraised Xf (B) Value (Bldg)	0		
- 1 OTHER												Appraised Ob (B) Value (Bldg)	12,500		
												Appraised Land Value (Bldg)	201,200		
												Special Land Value	0		
												Total Appraised Parcel Value	1,036,200		
												Valuation Method	C		
												Total Appraised Parcel Value	1,036,200		

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
SIGN-21-24	09-29-2021	836	Sign	0		100		Installation of new 16 sq ft AC		08-23-2024	AG	03		16	In Office Review
SIGN-21-23	03-22-2021	836	Sign	0	06-30-2021	100	06-30-2021	Panel replacements on existin		07-09-2021	CK	01		03	Cycl Insp Comp
SIGN-21-22	03-22-2021	836	Sign	0	06-30-2021	100	06-30-2021	Removal of existing 15 sq ft st		04-28-2020	GM	04		FR	Field Review
20-1162	05-06-2020	835	Sid/Wind/Roof/	25,800	06-30-2020	100	06-30-2020	stripping old shingles, install c		05-22-2015	JR	03		03	Cycl Insp Comp
19-3109	03-03-2020	838	Solar Panel-Co	125,539		0		Installation of 329 roof mounte		06-30-2011	JR	01		03	Cycl Insp Comp
201000526	03-12-2010	RE	Remodel	15,000	08-13-2010	100	06-30-2011	1000SF SHOWRM,DEMO UN		08-31-2010	MK	01		52	New Construction
79271	09-15-2004	RE	Remodel	75,000	08-12-2005	100	01-01-2005	REMOD OFFICE		03-24-2010	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	3161	COMM WHSE M	DMS	4	Hyannis	0.530	AC	330,000.00	1.27844	C	1.00	CI07	0.900		0	379,698	201,200
Total Card Land Units						0.53	AC	Parcel Total Land Area: 0.53						Total Land Value		201,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	410	Ind/Offc/Whse			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1.2				
Occupancy	3.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2	12	Hardwood			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	316I	COMM WHSE M96			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	06	0 Full-6 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	04	CEIL & MIN WL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	322I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
316I	COMM WHSE M96	100
		0
		0

COST / MARKET VALUATION	
RCN	1,111,484
Year Built	1940
Effective Year Built	1991
Depreciation Code	G
Remodel Rating	04
Year Remodeled	1988
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	822,500
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	12,000	3.00	1985		32		0.00	11,500
SGN2	DOUBLE SIDE	L	30	39.53	2010		82		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office Area	1,200	1,200	1,620	106.09	127,305
BAS	First Floor	7,500	7,500	7,500	78.58	589,376
FAT	Attic, Finished	1,250	2,500	1,250	39.29	98,229
FOP	Open Porch	0	144	22	12.01	1,729
SDA	Fin Display Area	2,500	2,500	3,125	98.23	245,573
UAT	Attic, Unfinished	0	2,500	625	19.65	49,115
WDK	Wood Deck	0	36	2	4.37	157
Ttl Gross Liv / Lease Area		12,450	16,380	14,144		1,111,484

