

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GLADSTONE LLC						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
297 NORTH STREET					4	COMMERC.	3220	3,367,300	3,367,300	
HYANNIS MA 02601		SUPPLEMENTAL DATA				COM LAND	3220	1,518,000	1,518,000	VISION
		Alt Prcl ID		Plan Ref. 37/77						
		Split Zonin		Land Ct#						
		BID Parcel		#SR						
		ResExpt Q		Life Estate						
		#DL 1 LOTS 28, 29 & UN - BLOCK		PP STATU						
		#DL 2								
		GIS ID F_988959_2704330		Assoc Pid#						
						Total		4,885,300	4,885,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GLADSTONE LLC		25909 0248	12-09-2011	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
IMPULSE LLC		19132 0219	10-14-2004	U	I	1,725,000	1	2025	3220	3,367,300	2024	3220	3,207,900	2023	3220	3,240,500
ADRC LLC		12760 0215	01-03-2000	U	I	1,300,000	1		3220	1,518,000		3220	1,518,000		3220	1,518,000
CORCORAN SUPPLY CO OF HYANNIS		0687 0159	01-29-1948	U		0		Total		4,885,300	Total		4,725,900	Total		4,758,500

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				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
CI19				HYAN			

NOTES				VISIT / CHANGE HISTORY					
--KAPPYS LIQUORS--				Date	Id	Type	Is	Cd	Purpost/Result
				04-29-2020	GM	04		FR	Field Review
				04-24-2019	EO	01		23	Owner Requested Review
				08-10-2018	SR	02		03	Cycl Insp Comp
				08-10-2018	SR	02		02	Bldg Permit Completed
				07-10-2012	JR	03		02	Bldg Permit Completed
				10-24-2011	JR	01		04	Permit/Hold as NewGrth
				09-19-2011	DR	03		16	In Office Review
				Total Appraised Parcel Value				4,885,300	

BUILDING PERMIT RECORD								LAND LINE VALUATION SECTION							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
SIGN-22-12	02-08-2023	836	Sign	0		100		9'L X6'HX4'Dp Canvas Fabric	04-29-2020	GM	04		FR	Field Review	
18-1940	08-29-2018	836	Sign	1,988		100		Reface existing 18 sq freestan	04-24-2019	EO	01		23	Owner Requested Review	
18-1388	05-31-2018	803	Addn Alt-Comm	11,232		100		Installing an awning and decor	08-10-2018	SR	02		03	Cycl Insp Comp	
17-457	03-07-2017	836	Sign	12,500	08-10-2018	100		Install 1 set of non-lit channel l	08-10-2018	SR	02		02	Bldg Permit Completed	
16-3427	11-22-2016	888		0		100		Install HVAC System as per pl	07-10-2012	JR	03		02	Bldg Permit Completed	
16-2073	09-09-2016	803	Addn Alt-Comm	623,000		100		Interior Renovations of an exis	10-24-2011	JR	01		04	Permit/Hold as NewGrth	
201100260	03-18-2011	CM	Commercial	850,000	06-30-2012	100	06-30-2012	CONSTRUCT NW BLDG IN E	09-19-2011	DR	03		16	In Office Review	

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	3221	STORE M96	HC	4	Hyannis	2.300	AC	330,000.00	1.00000	C	1.00	CI17	2.000	ALL SITE	0	660,000	1,518,000
Total Card Land Units						2.30	AC	Parcel Total Land Area: 2.30						Total Land Value		1,518,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	96	Ind/Comm			
Grade	C-	Average Minus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	05	Drywall			
Interior Wall 2	01	Minimum			
Interior Floor 1	03	Concr Finished			
Interior Floor 2	23	Laminate			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3221	STORE M96			
Total Rooms	00				
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	04	CEIL & MIN WL			
Common Wall	00	0%			
Wall Height	22.00				
1st Floor Use:	316I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3221	STORE M96	100
		0
		0

COST / MARKET VALUATION		
RCN		3,421,127
Year Built		2011
Effective Year Built		2017
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		5
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		95
RCNLD		3,250,100
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	30,000	3.00	2010		82		0.00	73,800
LTHL	Halide Light Flx	L	2	1495.00	2018		98		0.00	2,900
SGN2	DOUBLE SIDE	L	18	39.53	2018		98		0.00	700
SPO2	SIGN POST ST	L	18	73.02	2018		98		0.00	1,300
FNC7	Chain Link Gate	L	2	810.42	2018		98		0.00	1,600
TRS	Trash Encl-6' w/	L	1	3401.00	2018		98		0.00	3,300
LDDK	Loading Dock -	L	1,496	22.68	2018		99		0.00	33,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	22,357	22,357	22,357	97.11	2,170,990	
FUS	Upper Story	750	750	713	92.32	69,236	
PTO	Patio	0	8,592	430	4.86	41,755	
SPA	SVC PROD AREA	12,348	12,348	11,731	92.25	1,139,146	
Ttl Gross Liv / Lease Area		35,455	44,047	35,231		3,421,127	

