

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VINIOS, LOUIS N TR J & P HYANNIS TRUST 25 BRAINTREE HILL PARK SUITE 408 BRAINTREE MA 02184								Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
								COMMERC.	323N	2,560,100	2,560,100	
							4	COM LAND	323N	924,000	924,000	VISION
SUPPLEMENTAL DATA												
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 UNNUM LOT #DL 2 GIS ID F_988677_2704545				Plan Ref. 76/41 (SH 2) Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total 3,484,100 3,484,100				

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
VINIOS, LOUIS N TR				29588	0175	04-19-2016	U	I	3,800,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MATHEWSON, WILFRED B & DOROTHY TR				12362	0030	06-25-1999	U	I	0	1B	2025	323N	2,560,100	2024	323N	2,469,100	2023	323N	2,491,900
MCANDREW, E ET AL TRS				5500	0153	12-15-1986	U	I	1,250,000	1		323N	924,000		323N	924,000		323N	924,000
GOTTLIEB, EDWARD A TR				3386	0154	10-15-1981	U		0		Total 3,484,100		Total 3,393,100		Total 3,415,900				

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI19			HYAN

NOTES			
-EASTERN BANK 6,495 SF			
-SALON CENTER 3,340 SF			
-ANNABELLES 1,800 SF			
-FLOOR & WALLS 6,300 SF			

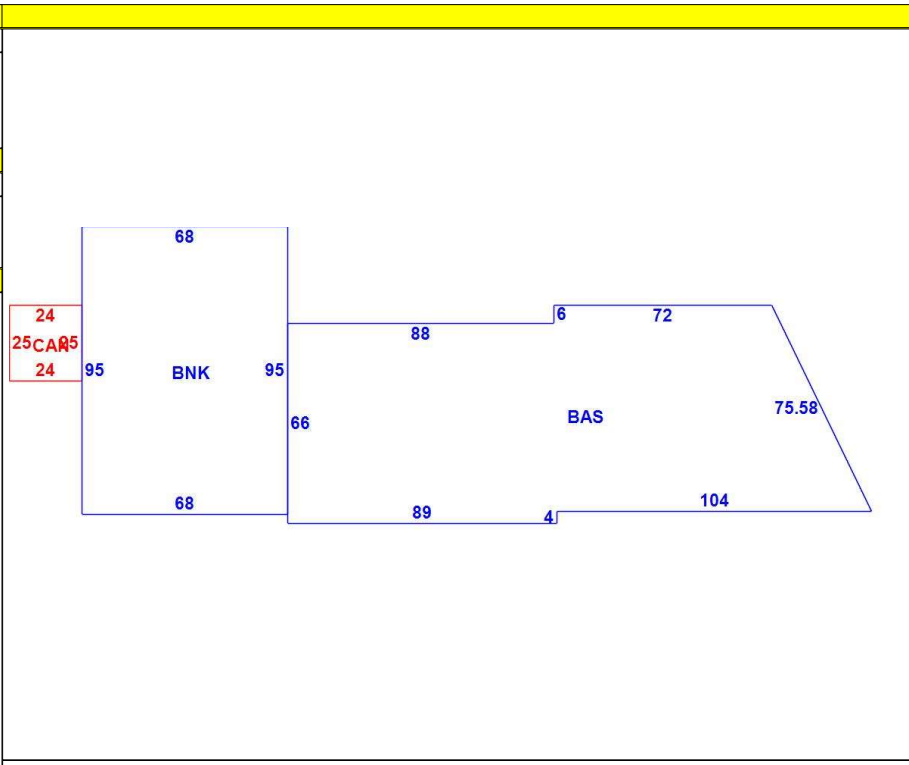
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-4157	03-07-2018	803	Addn Alt-Comm	25,000	06-30-2018	100	06-30-2018	AT&T proposes to add a P648	04-13-2023	CK	22		22	Change of Address
201404157	06-24-2014	TF	Tenant Fitout			0		TF FIT OUT-CHILDREN'S CL	12-01-2021	SR	02		03	Cycl Insp Comp
201201389	03-13-2012	CM	Commercial	27,200	06-30-2012	100	06-30-2012	REROOF STRIPPING OLD 50	04-29-2020	GM	04		FR	Field Review
200903782	08-14-2009	NR	New Roof	10,000	11-17-2009	100	06-30-2010		04-20-2016	AL	03		16	In Office Review
200902235	05-21-2009	RA	Remodel-Additi	40,000	11-17-2009	100	06-30-2010	ADD DRV-UP WNDW & ATM	05-22-2015	JR	03		03	Cycl Insp Comp
200900168	01-26-2009	DE	Demolish	3,500	11-17-2009	100	06-30-2010	DEMO DRIVE THRU/BANK	06-30-2011	JR	01		03	Cycl Insp Comp
69206	06-03-2003	RE	Remodel	210,000	08-13-2004	100	01-01-2005		08-13-2004	PT	02		02	Bldg Permit Completed

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	323N	SHPCTR-NBHD	HC	4	Hyannis	1.120	AC	330,000.00	1.00000	C	1.25	CI17	2.000	ALL SITE/IU	0	825,000	924,000
Total Card Land Units						1.12	AC	Parcel Total Land Area: 1.12						Total Land Value		924,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	105	Strip Retail			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	4.00				
Exterior Wall 1	15	Concr/Cinder			
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	323N	SHPCTR-NBHD M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	16.00				
1st Floor Use:	325I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
323N	SHPCTR-NBHD M94	100
		0
		0

COST / MARKET VALUATION	
RCN	2,365,818
Year Built	1969
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UA
Condition %	25
Percent Good	103
RCNLD	2,436,800
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	1985		32		0.00	28,800
LT1	LT POLE W/MH	L	6	4251.00	2000		62		0.00	15,800
PKBR	Parking Bumper	L	34	52.17	1995		52		0.00	900
SGN3	DBL SIDED W/I	L	80	199.92	2000		62		0.00	9,900
DUW	W/PNEU TUBE	B	1	27489.00	1992		100		0.00	27,500
ATM1	Automatic Teller	L	1	50500.00	2008		78		0.00	39,400
SGN2	DOUBLE SIDE	L	36	39.53	2008		68		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	11,830	11,830	11,830	109.63	1,296,924	
BNK	Bank Area	6,460	6,460	9,690	164.45	1,062,316	
CAN	Canopy	0	600	60	10.96	6,578	
Ttl Gross Liv / Lease Area		18,290	18,890	21,580		2,365,818	



2021/12/01