

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION					
63 CIT LLC 63 CIT AVE HYANNIS MA 02601											Description	Code	Appraised		Assessed								
									4		COMMERC.	323N	310,000		310,000								
										COM LAND	323N	346,200		346,200									
SUPPLEMENTAL DATA																							
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 UNNUM #DL 2 GIS ID F_989238_2704101							Plan Ref. 699-5 Land Ct# #SR Life Estate PP STATU Assoc Pid#																
Total											656,200		656,200										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
63 CIT LLC M W V ASSOCIATES LLC VERMETTE, KIM B WILLARD, P & SULLIVAN C TRS WILLARD, PRISCILLA M TR				35620 13		01-31-2023		Q	I	680,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				14210 0093		09-06-2001		U	I	1		1	2025	323N	310,000	2024	323N	610,500	2023	323N	610,500		
				14210 0088		09-06-2001		U	I	1		1		323N	346,200		323N	342,600		323N	342,600		
				4225 0286		08-15-1984		U	I	0		1A											
				P644 0		12-15-1982		U		0													
Total											656,200		Total		953,100		Total		953,100				
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												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 272,800 Appraised Xf (B) Value (Bldg) 22,800 Appraised Ob (B) Value (Bldg) 14,400 Appraised Land Value (Bldg) 346,200 Special Land Value 0 Total Appraised Parcel Value 656,200 Valuation Method C Total Appraised Parcel Value 656,200					
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name			B		Tracing				Batch												
CI13											HYAN												
NOTES																LUXURY AUTO + 5 (4 OF 6 UNITS VAC 5/20 = 60% OF BLDG VAC) E = EXCESSIVE VACANCY							
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-24-13	07-09-2024	836			0			0			We going use the same sign it				07-09-2024	CK	03		16	In Office Review			
BLDC-24-10	06-28-2024	803			0			0			Certificate of Occupancy, JS B				12-01-2021	SR	02		03	Cycl Insp Comp			
SIGN-23-37	06-13-2023	836	Sign		0			100			Roof sign				04-29-2020	GM	04		FR	Field Review			
SIGN-22-71	06-30-2022	836	Sign		0		06-30-2022	100	06-30-2022		QQ THERAPEUTIC STUDIO				07-16-2009	TP	03		16	In Office Review			
SIGN-21-21	04-21-2021	836	Sign		0		06-30-2021	100	06-30-2021		NON ILLUMINATED WALL SI				05-28-2009	MK	02		14	Cyclical Inspection			
SIGN-21-6	01-22-2021	836	Sign		0		06-30-2021	100	06-30-2021		CHARM BRAZILIAN CLOTIN				11-22-2006	JK	22		22	Change of Address			
SIGN-21-5	01-22-2021	836	Sign		0		06-30-2021	100	06-30-2021		22.1 SQ FT SIGN FOR LUXU				10-15-1997	LK							
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	0.590 AC		330,000.00	1.18541	C	1.00	CI13	1.500					0	586,773	346,200		
Total Card Land Units						0.59	AC	Parcel Total Land Area: 0.59						Total Land Value						346,200			

Property Location 195 RIDGEWOOD AVENUE
Vision ID 27800 Account # 244514

Map ID 328/ 073/ / /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 323N
Print Date 12/21/2024 12:32:32

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style	105	Strip Retail									
Model	94	Commercial									
Grade	E	Economy									
Stories	1										
Occupancy	6.00										
Exterior Wall 1	25	Vinyl Siding									
Exterior Wall 2											
Roof Structure	03	Gable/Hip									
Roof Cover	03	Asph/F Gls/Cmp									
Interior Wall 1	05	Drywall									
Interior Wall 2	04	Plywood Panel									
Interior Floor 1	14	Carpet									
Interior Floor 2											
Heating Fuel	03	Gas									
Heating Type	04	Hot Air									
AC Type	06	Central/Half									
Size Adj Tbl	323N	SHPCTR-NBHD M94									
Total Rooms											
Bedrooms	00										
Full Bathrooms	0										
Bath Split	00	0 Full-0 Half									
Rms/Partitions	01	LIGHT									
Heat/AC	02	HEAT/AC SPLIT									
Frame Type	02	WOOD FRAME									
Baths/Plumbing	01	LIGHT									
Ceiling/Wall	06	CEIL & WALLS									
Common Wall	00	0%									
Wall Height	10.00										
1st Floor Use:	325I										
Sewer Occupan											

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	15,000	3.00	1985		32		0.00	14,400
SPR1	SPRINKLERS-	B	8,416	4.10	1991		62		0.00	21,400
BGAR	Bsmt Garage	B	1	2326.00	1991		62		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	832	832	915	48.30	40,189	
BAS	First Floor	7,584	7,584	7,584	43.92	333,105	
BMT	Basement Area	0	7,584	1,517	8.79	66,630	
Ttl Gross Liv / Lease Area		8,416	16,000	10,016		439,924	

