

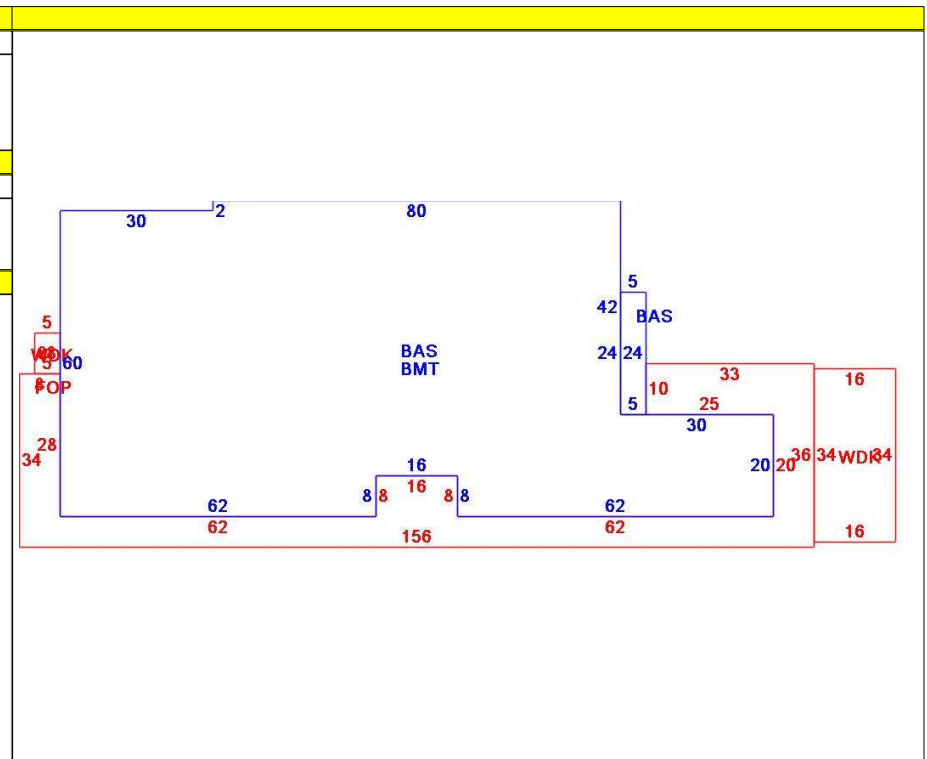
State Use 3222
Print Date 12/21/2024 12:51:03

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	Comm Bldg			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3222	COMM BLDG			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	14.00				
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	10,000	3.00	1985		32		0.00	9,600
SGN3	DBL SIDED W/I	L	24	199.92	2017		96		0.00	4,600
SGNP	SIGN POST 6"	L	5	10.66	2017		96		0.00	100
PKBR	Parking Bumper	L	16	52.17	2017		96		0.00	800
FOP	Open Porch-roo	B	1,778	55.00	1986		74		0.00	47,100
WDC	Wood Decking	L	584	20.00	2017		96		0.00	10,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,352	7,352	7,352	97.91	719,839	
BMT	Basement Area	0	7,232	1,446	19.58	141,579	
FOP	Open Porch	0	1,778	267	14.70	26,142	
WDC	Wood Deck	0	584	29	4.86	2,839	
Ttl Gross Liv / Lease Area		7,352	16,946	9,094		890,399	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION										
CARLIN CORNER, LLC 165 YARMOUTH ROAD HYANNIS MA 02601						Description	Code	Appraised	Assessed											
						COMMERC.	3222	731,500	731,500											
					4	COM LAND	3222	605,900	605,900											
SUPPLEMENTAL DATA						COMMERC.	3260	342,800	342,800											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_990375_2703246						Plan Ref. 293/23 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		1,680,200	1,680,200									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
CARLIN CORNER, LLC RAILROAD CROSSING LLC CHRISTMAS CROSSING INC	30657	0176	07-28-2017	Q	I	1,200,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
	25150	0044	01-03-2011	Q	I	1,000,000	00	2025	3222	731,500	2024	3222	697,400	2023	3222	697,400				
	2525	0313	06-10-1977	U		1	1B		3222	605,900		3222	605,900		3222	605,900				
									3260	342,800		3260	338,700		3260	338,700				
Total								1,680,200		Total		1,642,000		Total		1,642,000				
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											
Nbhd			Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						985,400			
CI15									HYAN		Appraised Xf (B) Value (Bldg)						47,100			
												Appraised Ob (B) Value (Bldg)						41,800		
												Appraised Land Value (Bldg)						605,900		
												Special Land Value						0		
												Total Appraised Parcel Value						1,680,200		
												Valuation Method						C		
												Total Appraised Parcel Value						1,680,200		
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			
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			
2	3260	REST/CLUBS M	HC	4		0 SF	0.00	1.00000	0	1.00		1.000			0	0	0			
Total Card Land Units						0.00	AC	Parcel Total Land Area: 1.02						Total Land Value						605,900

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element		Cd	Description			Element		Cd	Description	
Style		30	Restaurant							
Model		94	Commercial							
Grade		D	Below Average							
Stories		1								
Occupancy		1.00				MIXED USE				
Exterior Wall 1		27	Pre-finish Metl			Code		Description		Percentage
Exterior Wall 2						3260		REST/CLUBS M94		100
Roof Structure		01	Flat							0
Roof Cover		01	Metal/Tin							0
Interior Wall 1		05	Drywall			COST / MARKET VALUATION				
Interior Wall 2						RCN				502,373
Interior Floor 1		14	Carpet							
Interior Floor 2										
Heating Fuel		03	Gas			Year Built				1900
Heating Type		05	Hot Water			Effective Year Built				1979
AC Type		01	None			Depreciation Code				A
Size Adj Tbl		3260	REST/CLUBS M94			Remodel Rating				
Total Rooms						Year Remodeled				
Bedrooms		00				Depreciation %		35		
Full Bathrooms		0				Functional Obsol				
Bath Split						External Obsol		0		
Rms/Partitions		02	AVERAGE			Trend Factor		1		
Heat/AC		03	HEAT ONLY			Condition				
Frame Type		02	WOOD FRAME			Condition %				
Baths/Plumbing		02	AVERAGE			Percent Good		65		
Ceiling/Wall		03	SUS-CEIL/MN WL			RCNLD		326,500		
Common Wall		00	0%			Dep % Ovr				
Wall Height		7.00				Dep Ovr Comment				
1st Floor Use:		3250				Misc Imp Ovr				
Sewer Occupan						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
WDC	Wood Decking	L	438	20.00	2018		98		0.00	8,200
WDC	Wood Decking	L	431	20.00	2018		98		0.00	8,100
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor				4,671	4,671	4,671	106.57	497,790	
WDK	Wood Deck				0	869	43	5.27	4,583	
Ttl Gross Liv / Lease Area					4,671	5,540	4,714		502,373	