

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KAMBERI FAMILY LLC						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
409 IYANNOUGH ROAD					4	COMMERC.	3320	663,000	663,000	
HYANNIS MA 02601		SUPPLEMENTAL DATA				COM LAND	3320	509,900	509,900	VISION
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 25 #DL 2 GIS ID F_988418_2704688		Plan Ref. Land Ct# 16441-B (SH 2) #SR Life Estate PP STATU Assoc Pid#		Total		1,172,900	1,172,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KAMBERI FAMILY LLC		C230 0	06-10-2022	Q	I	1,280,000	00	Year	Code	Assessed	Year	Code	Assessed
BACKUS, DONNA ET AL		C223 0	08-28-2020	U	I	0	1F	2025	3320	663,000	2024	3320	441,000
BACKUS, HEYWORTH G ESTATE OF		#D117 0	08-11-2011	U	I	0	1		3320	509,900	2023	3320	509,900
HENNESSEY, DEBRA BACKUS TR		C194 0	08-11-2011	U	I	0	1	Total		1,172,900	Total		950,900
BACKUS, HEYWORTH G		#D113 0	12-11-2009	U	I	0	1	Total		1,010,200	Total		1,010,200

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI19			Batch HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	619,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	43,500
Appraised Land Value (Bldg)	509,900
Special Land Value	0
Total Appraised Parcel Value	1,172,900
Valuation Method	C
Total Appraised Parcel Value	1,172,900

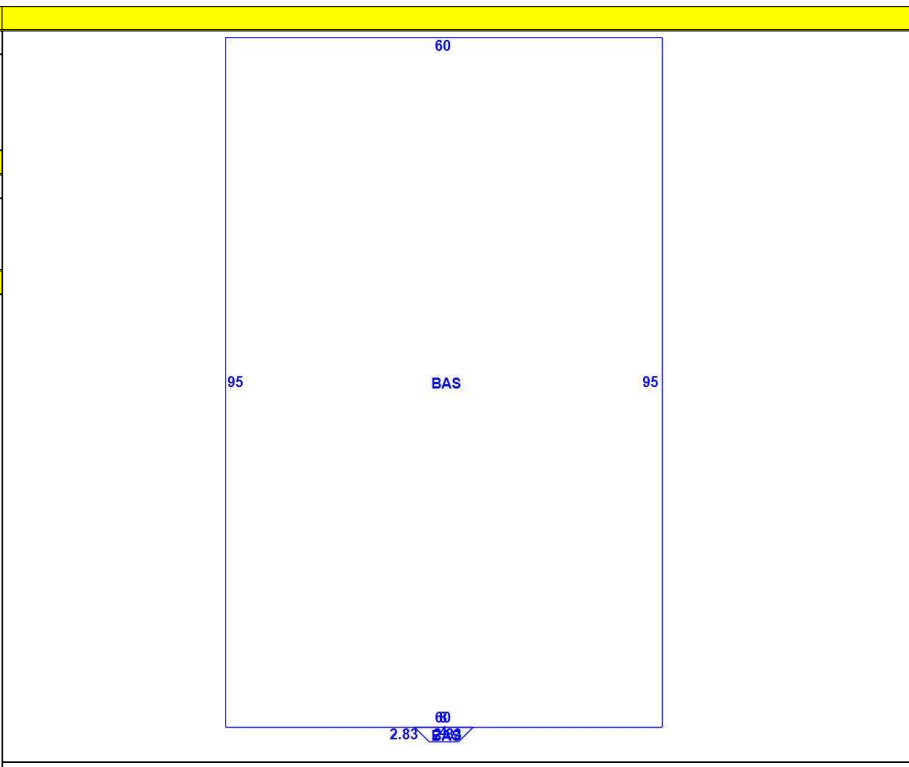
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDC-23-15	01-23-2024	803	Addn Alt-Comm	300,000	05-07-2024	15		Add an addition of 2691 Sqf, R	05-07-2024	SR	01	6	13	CALL BACK
									05-19-2023	LP			20	Sale Review
									09-07-2021	BM	22		22	Change of Address
									07-24-2021	CK	01		03	Cycl Insp Comp
									04-29-2020	GM	04		FR	Field 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	3320	AUTO REPAIR	HC	4	Hyannis	0.810	AC	330,000.00	0.95376	C	1.00	CI17	2.000		0	629,475	509,900
Total Card Land Units						0.81	AC	Parcel Total Land Area: 0.81						Total Land Value		509,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	95	SvcGar/Gar/JS			
Grade	B+	Custom Plus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	01	Minimum			
Interior Wall 2	05	Drywall			
Interior Floor 1	03	Concr Finished			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-No Duc			
AC Type	03	Central			
Size Adj Tbl	3320	AUTO REPAIR			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	02	CEILING ONLY			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3320				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3320	AUTO REPAIR	100
		0
		0

COST / MARKET VALUATION	
RCN	737,535
Year Built	1946
Effective Year Built	2004
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	619,500
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	4,000	3.00	1985		60		0.00	7,200
SGN2	DOUBLE SIDE	L	18	39.53	2011		74		0.00	500
SGNP	SIGN POST 6"	L	5	10.66	2011		74		0.00	0
FND	Foundation	L	1	32000.00	2024		100		0.00	32,000
PKBR	Parking Bumper	L	10	52.17	2023		98		0.00	500
TRS	Trash Encl-6' w/	L	1	3401.00	2023		98		0.00	3,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,712	5,712	5,712	129.12	737,535	
Ttl Gross Liv / Lease Area		5,712	5,712	5,712		737,535	

