

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
55 BODICK ROAD LLC						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
45 TORREY RD						INDUSTR.	4000	1,042,200	1,042,200	
E. SANDWICH MA 02537-1138						IND LAND	4000	258,200	258,200	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 3F #DL 2 GIS ID F_991779_2704759				Plan Ref. 363/47 Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total 1,300,400 1,300,400				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
55 BODICK ROAD LLC		29265 0062	11-10-2015	Q	I	1,125,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
R F & R M LLLP		22464 0280	11-09-2007	U	I	1	1A	2025	4000	1,042,200	2024	4000	1,028,100	2023	4000	1,028,100
SCUDDER, FREDERIC F 2ND & SCUDDER, FREDERIC F 2ND		4484 0105 3426 0180	04-15-1985 01-15-1982	U Q	V V	1 67,609	A U		4000	258,200		4000	258,200		4000	258,200
Total								1,300,400		Total		1,286,300		Total		1,286,300

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI09			HYAN

NOTES	
-DIESEL DIRECT -HYANNIS BRAKE & AUTO(2,500 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
17-563	03-02-2017	888		0		100		First Floor Sheet Metal Ductwo	05-03-2022	BM	22		22	Change of Address
16-663	03-18-2016	834	Sheet Metal	6,000	06-30-2016	100	06-30-2016	new single zone sheet metal s	05-05-2020	GM	04		FR	Field Review
16-402	03-07-2016	803	Addn Alt-Comm	25,000	06-06-2016	100	06-30-2016	REMODEL EXISTING COMM	07-06-2016	JR	03		02	Bldg Permit Completed
201200887	02-16-2012	GN	Generator		06-30-2016	100	06-30-2016	GENERATOR	04-26-2016	JR	03		20	Sale Review
B32370	10-01-1988	CM	Commercial	80,000	03-15-1989	100	06-30-1989	HY ADD'N						
B24645	12-01-1982	CM	Commercial	0	01-15-1984	100	06-30-1984	HY WAREHS						
B24189	07-01-1982	CM	Commercial	0	01-15-1983	100	06-30-1983	HY BLDG						

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	4000	INDUSTRIAL M9	B	4	Hyannis	0.850	AC	330,000.00	0.92062	C	1.00	CI09	1.000		0	303,798	258,200
Total Card Land Units						0.85	AC	Parcel Total Land Area: 0.85						Total Land Value		258,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	52	Pre-Eng Mfg			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	2				
Occupancy	2.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2	05	Drywall			
Interior Floor 1	03	Concr Finished			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	07	Mixed			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	4000	INDUSTRIAL M96			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	04	CEIL & MIN WL			
Common Wall	00	0%			
Wall Height	20.00				
1st Floor Use:	3161				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
4000	INDUSTRIAL M96	100
		0
		0

COST / MARKET VALUATION	
RCN	1,242,007
Year Built	1983
Effective Year Built	1999
Depreciation Code	G
Remodel Rating	03
Year Remodeled	2016
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	1,006,000
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	11,500	3.00	1985		32		0.00	11,000
GEN1	Large Generato	L	1	29300.00	2012		86		0.00	25,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	11,570	11,570	11,570	90.76	1,050,056	
MZ2	Mezz Fin	2,397	2,820	2,115	68.07	191,951	
Ttl Gross Liv / Lease Area		13,967	14,390	13,685		1,242,007	

