

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
R F & R M LLP						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
22 CHANNEL POINT ROAD						COMMERC.	3160	427,600	427,600	
HYANNIS MA 02601					4	COM LAND	3160	358,700	358,700	
						COMMERC.	3222	103,000	103,000	
SUPPLEMENTAL DATA										VISION
Alt Prcl ID			Plan Ref.							
Split Zonin			Land Ct#							
BID Parcel			#SR							
ResExpt Q			Life Estate							
#DL 1 LOT 4A			PP STATU							
#DL 2			Assoc Pid#							
GIS ID F_992140_2705004						Total 889,300 889,300				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
R F & R M LLP		22464	0284	11-09-2007	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
SCUDDER, RICHARD M		3641	0280	12-15-1982	U		0		2025	3160	427,600	2024	3160	412,700
										3160	358,700	2023	3160	358,700
										3222	103,000		3222	99,700
									Total		889,300	Total		871,100

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									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
CI09				HYAN				

NOTES										VISIT / CHANGE HISTORY					
6 BAYS										Date	Id	Type	Is	Cd	Purpost/Result
										07-11-2024	SR	01		03	Cycl Insp Comp
										04-28-2020	GM	04		FR	Field Review
										09-06-2018	SR	02		03	Cycl Insp Comp
										08-31-2012	JR	03		16	In Office Review
										06-27-2011	JR	02		03	Cycl Insp Comp
Total Appraised Parcel Value										889,300					

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
B27032	09-01-1984	AD	Addition	0	06-15-1985	100		HY ADD'N			07-11-2024	SR	01		03	Cycl Insp Comp
B25656	10-01-1983	AD	Addition	0	01-15-1984	100		HY ADD'BL			04-28-2020	GM	04		FR	Field Review
B21770	10-01-1979	AD	Addition	0	01-15-1981	100		HY ADD'GA			09-06-2018	SR	02		03	Cycl Insp Comp
B17970	10-01-1975	AD	Addition	0	01-15-1976	100		HY ADD'N			08-31-2012	JR	03		16	In Office Review
										06-27-2011	JR	02		03	Cycl Insp Comp	

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
1	3161	COMM WHSE M	B	4	Hyannis	1.000	AC 330,000.00	1.00000	C	1.00	CI09	1.000	SITE		0	330,000
1	3161	COMM WHSE M		4		0.660	AC 39,600.00	1.09825	R	1.00		1.000	EXCS		0	43,492.68
Total Card Land Units						1.66	AC	Parcel Total Land Area: 1.66				Total Land Value				358,700

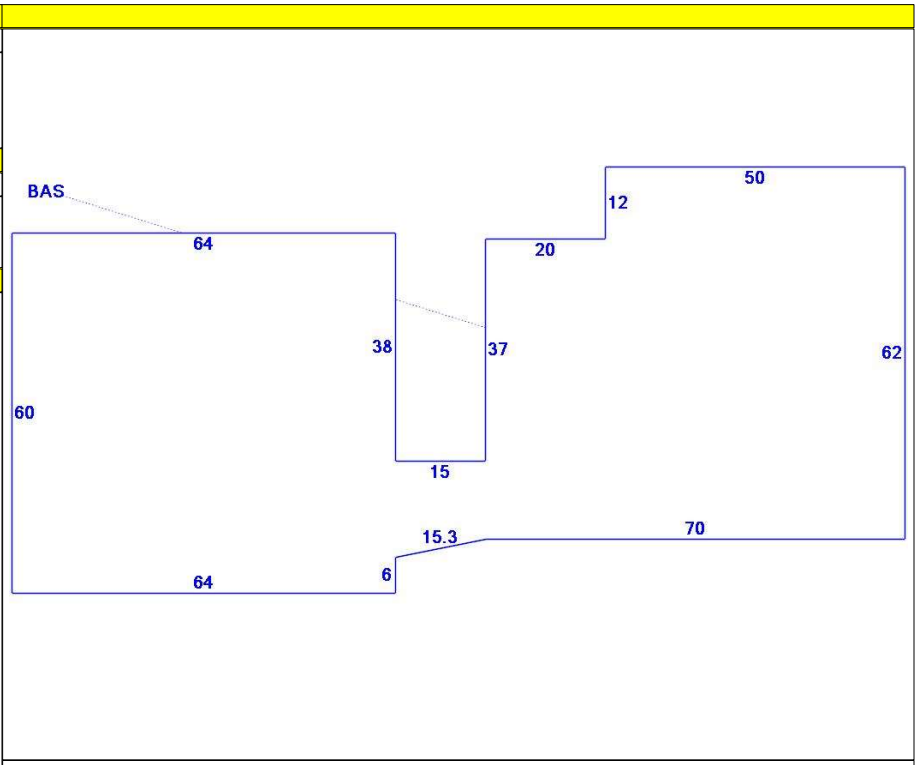
CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	53	Pre-Eng Warehs									
Model	96	Ind/Comm									
Grade	C	Average									
Stories	1										
Occupancy	1.00										
Exterior Wall 1	27	Pre-finish Metl									
Exterior Wall 2											
Roof Structure	03	Gable/Hip									
Roof Cover	01	Metal/Tin									
Interior Wall 1	01	Minimum									
Interior Wall 2											
Interior Floor 1	03	Concr Finished				RCN		523,625			
Interior Floor 2											
Heating Fuel	02	Oil				Year Built		1972			
Heating Type	04	Hot Air				Effective Year Built		1992			
AC Type	06	Central/Half				Depreciation Code		A			
Size Adj Tbl	316l	COMM WHSE M96				Remodel Rating					
Total Rooms						Year Remodeled					
Bedrooms	00					Depreciation %		25			
Full Bathrooms	0					Functional Obsol		0			
Bath Split	00	0 Full-0 Half				External Obsol		0			
Rms/Partitions	02	AVERAGE				Trend Factor		1			
Heat/AC	03	HEAT ONLY				Condition					
Frame Type	05	STEEL				Condition %					
Baths/Plumbing	02	AVERAGE				Percent Good		75			
Ceiling/Wall	00	NONE				RCNLD		392,700			
Common Wall	00	0%				Dep % Ovr					
Wall Height	14.00					Dep Ovr Comment					
1st Floor Use:	354l					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
PAV1	PAVING-ASPH	L	20,000	3.00	1985		32		0.00	19,200
FNC3	FENCE-6' CHAI	L	1,140	22.04	1985		32		0.00	8,000
RFCC	Reinforced Con	L	872	7.25	2017		96		0.00	6,100
FNC7	Chain Link Gate	L	2	810.42	2017		96		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	8,158	8,158	8,158	64.19	523,625
Ttl Gross Liv / Lease Area		8,158	8,158	8,158		523,625



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
R F & R M LLP						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA	
22 CHANNEL POINT ROAD						COMMERC.	3160	427,600	427,600		
HYANNIS MA 02601					4	COM LAND	3160	358,700	358,700		
						COMMERC.	3222	103,000	103,000		
SUPPLEMENTAL DATA						Total				889,300	889,300
Alt Prcl ID		Split Zonin		Plan Ref.							
BID Parcel		ResExpt Q		Land Ct#							
#DL 1		LOT 4A		#SR							
#DL 2				Life Estate							
GIS ID		F_992140_2705004		PP STATU							
				Assoc Pid#							

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
R F & R M LLP		22464	0284	11-09-2007	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SCUDDER, RICHARD M		3641	0280	12-15-1982	U		0		2025	3160	427,600	2024	3160	412,700	2023	3160	412,700
										3160	358,700		3160	358,700		3160	358,700
										3222	103,000		3222	99,700		3222	99,700
									Total		889,300	Total		871,100	Total		871,100

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															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch					
CI09				HYAN					

NOTES										APPRAISED VALUE SUMMARY							
BOAT STORAGE ON PROPERTY										Appraised Bldg. Value (Card)							486,100
										Appraised Xf (B) Value (Bldg)							0
										Appraised Ob (B) Value (Bldg)							44,500
										Appraised Land Value (Bldg)							358,700
										Special Land Value							0
										Total Appraised Parcel Value							889,300
										Valuation Method							C
										Total Appraised Parcel Value							889,300

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	3222	COMM BLDG	B	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: 1.66						Total Land Value				358,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		129,747
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	02	Oil			
Heating Type	05	Hot Water	Year Built		1952
AC Type	01	None	Effective Year Built		1988
Size Adj Tbl	3222	COMM BLDG	Depreciation Code		A
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		28
Bath Split	00	0 Full-0 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	03	HEAT ONLY	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	08	TYPICAL	Percent Good		72
Common Wall	00	0%	RCNLD		93,400
Wall Height	8.00		Dep % Ovr		
1st Floor Use:	3540		Dep Ovr Comment		
Sewer Occupan			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
FNC3	FENCE-6' CHAI	L	350	22.04	2017		96		0.00	7,400
FNC7	Chain Link Gate	L	2	810.42	2017		96		0.00	1,600
PAV1	PAVING-ASPH	L	200	3.00			100		0.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	786	786	786	136.86	107,575	
BMT	Basement Area	0	786	157	27.34	21,488	
WDK	Wood Deck	0	96	5	7.13	684	
Ttl Gross Liv / Lease Area		786	1,668	948		129,747	

