

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KAMBERI FAMILY LLC								Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA VISION
409 IYANOUGH ROAD								COMMERC.	3320	273,500	273,500	
HYANNIS MA 02601								COM LAND	3320	183,800	183,800	
SUPPLEMENTAL DATA												
Alt Prcl ID				Plan Ref. 310/21								
Split Zonin				Land Ct#								
BID Parcel				#SR								
ResExpt Q				Life Estate								
#DL 1 LOT 6				PP STATU								
#DL 2				Assoc Pid#								
GIS ID F_991840_2705975								Total				457,300
												457,300

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KAMBERI FAMILY LLC				32482	0322	11-20-2019	Q	I	425,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GOLDSMITH, JAMES CHRISTIAN TR ET AL				32447	0149	06-12-2006	U	I	0	1F	2025	3320	273,500	2024	3320	282,100	2023	3320	285,500
GOLDSMITH, JAMES ET AL TRS				19517	0300	02-09-2005	U	I	1	1F		3320	183,800		3320	183,800		3320	183,800
GOLDSMITH, JAMES & NINA				2465	0042	02-04-1977	U		0										
								Total				457,300	Total	465,900	Total	469,300			

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					
WAS LEADERSHIP MOTORS												Date	Id	Type	Is	Cd	Purpost/Result
VAC 1/20												07-12-2024	SR	02		03	Cycl Insp Comp
as of 7/12/2024 Cape Quality Car Sales												04-29-2020	GM	04		FR	Field Review
												08-24-2016	JR	03		02	Bldg Permit Completed
-WHITE/NATURAL-																	
												Total Appraised Parcel Value				457,300	

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
SIGN-24-79	05-13-2024	836	Sign	0		100		New business Sign for our ne		07-12-2024	SR	02		03	Cycl Insp Comp
17-2448	08-03-2017	836	Sign	0	06-30-2018	100	06-30-2018	reface 27 sq hanging sign. Le		04-29-2020	GM	04		FR	Field Review
16-982	05-06-2016	811	Demo - Access	1,000	07-26-2016	100	06-30-2016	demolish garage		08-24-2016	JR	03		02	Bldg Permit Completed
201504141	07-16-2015	SG	Sign	0	07-26-2016	100	06-30-2016	CAPE COD AUTO EXCHANG							
201502535	05-12-2015	CM	Commercial	2,500	07-26-2016	100	06-30-2016	ADD WOOD SHINGLE SIDIN							
201301754	03-27-2013	CM	Commercial	6,000	06-30-2013	100	06-30-2013	REPAIR/REPLC RUBBER RO							
201207656	12-10-2012	CM	Commercial		06-30-2013	100	06-30-2013	TENANT FIT OUT-HANDICAP							

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	B	4	Hyannis	0.220	AC	330,000.00	2.53099	C	1.00	CI09	1.000		0	835,230	183,800
Total Card Land Units						0.22	AC	Parcel Total Land Area: 0.22						Total Land Value		183,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	95	SvcGar/Gar/JS			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	16	Stucco on Wood			
Exterior Wall 2	15	Concr/Cinder			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2	08	Typical			
Interior Floor 1	14	Carpet	RCN		350,914
Interior Floor 2	03	Concr Finished			
Heating Fuel	04	Electric			
Heating Type	07	Elec Baseboard	Year Built		1979
AC Type	01	None	Effective Year Built		1993
Size Adj Tbl	3320	AUTO REPAIR	Depreciation Code		A
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		24
Bath Split	01	0 Full-1 Half	Functional Obsol		0
Rms/Partitions	03	ABOVE AVERAGE	External Obsol		0
Heat/AC	00	NONE	Trend Factor		1
Frame Type	03	MASONRY	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	04	CEIL & MIN WL	Percent Good		76
Common Wall	00	0%	RCNLD		266,700
Wall Height	14.00		Dep % Ovr		
1st Floor Use:	316I		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
PAV1	PAVING-ASPH	L	6,500	3.00	1985		32		0.00	6,200
SGN2	DOUBLE SIDE	L	20	39.53	2000		62		0.00	500
SGNP	SIGN POST 6"	L	10	10.66	2000		62		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	690	690	932	126.94	87,587	
BAS	First Floor	2,802	2,802	2,802	93.98	263,326	
Ttl Gross Liv / Lease Area		3,492	3,492	3,734		350,913	

