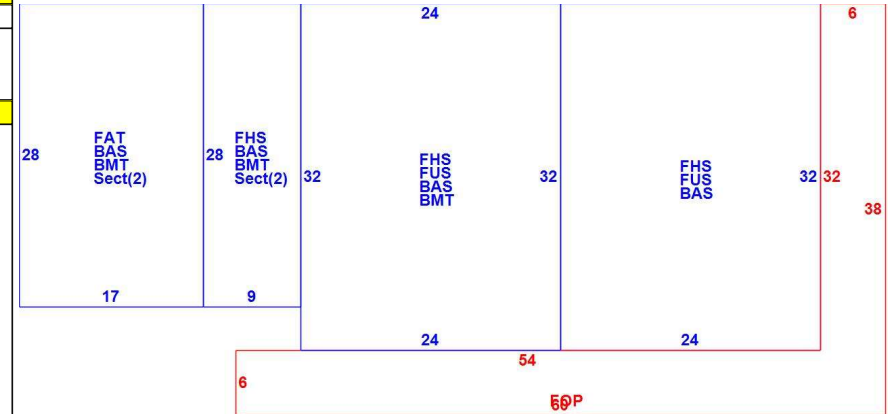


CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION		
ROSARY LANE LLC 48 ROSARY LANE HYANNIS MA 02601											Description	Code	Appraised		Assessed							
										4		COMMERC.	3400	715,000		715,000						
												COM LAND	3400	225,000		225,000						
				SUPPLEMENTAL DATA										Total		940,000		940,000				
Alt Prcl ID				Split Zonin				Plan Ref.		425/83												
BID Parcel				ResExpt Q				Land Ct#														
#DL 1				LOTS 8,9,10,28				#SR		OLD YARMOUTH												
#DL 2								Life Estate														
GIS ID				F_992810_2706615				PP STATU														
								Assoc Pid#														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROSARY LANE LLC JAXTIMER, ERNEST J & MARIE T TRS WILBUR, WINTHROP V JR & NANCY K WILBUR, WINTHROP V JR ROSARY, JOAQUIM J TR				32172	0102	07-23-2019	U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				14962	0076	03-22-2002	U	V	140,000		1	2025	3400	715,000	2024	3400	709,000	2023	3400	710,400		
				5915	0222	09-15-1987	U	V	1		A		3400	225,000		3400	225,000		3400	225,000		
				5831	0023	07-15-1987	U	V	128,000		N											
				2243	0206	10-03-1975	U		0													
												Total	940,000	Total	934,000	Total	935,400					
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										
CI07												HYAN										
NOTES																		Total Appraised Parcel Value		940,000		
-JAXTIMER -JRT PROPERTIES																		Appraised Bldg. Value (Card)		603,300		
																		Appraised Xf (B) Value (Bldg)		53,200		
																		Appraised Ob (B) Value (Bldg)		58,500		
																		Appraised Land Value (Bldg)		225,000		
																		Special Land Value		0		
																		Total Appraised Parcel Value		940,000		
																		Valuation Method		C		
																		Total Appraised Parcel Value		940,000		
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					
20-2953	11-18-2020	803	Addn Alt-Comm	125,000	06-09-2021	100	06-30-2022	Construct a 26' x 28' addition t				06-30-2022	TR	03		02	Bldg Permit Completed					
201406596	09-30-2014	FB	Finish Basemen	8,000	06-06-2016	100	06-30-2016	FB CREATE EXERCISE RM I				06-09-2021	SR	02		13	CALL BACK					
200803173	06-19-2008	SH	Shed	3,000	11-05-2008	100	06-30-2009	12 X 24 SHED				04-30-2020	GM	04		FR	Field Review					
200802617	06-03-2008	CM	Commercial	300,000	11-05-2008	100	06-30-2009	OFFICE BUILDING AND OUT				07-06-2016	JR	01		02	Bldg Permit Completed					
												07-20-2009	TP	03		52	New Construction					
												11-05-2008	MK	02		02	Bldg Permit Completed					
												05-23-2005	JS	03		16	In Office 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	3400	OFFICE BLD M9	B	4	Hyannis	0.750	AC	330,000.00	1.01010	C	1.00	CI07	0.900			0	300,003	225,000				
Total Card Land Units						0.75	AC	Parcel Total Land Area: 0.75						Total Land Value						225,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	94	Commercial			
Grade	C	Average			
Stories	2.5				
Occupancy	2.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3400	OFFICE BLD M94			
Total Rooms	9				
Bedrooms					
Full Bathrooms					
Bath Split	02	0 Full-2 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3400	OFFICE BLD M94	100
		0
		0

COST / MARKET VALUATION		
RCN		653,060
Year Built		2008
Effective Year Built		2012
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		9
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		91
RCNLD		603,300
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
FCPG	Carport-Gable	L	648	21.95	2008		68	00	1.00	9,700
FCPG	Carport-Gable	L	648	21.95	2008		68	00	1.00	9,700
SHD2	Shed w/Elec	L	288	26.00	2008		78		0.00	5,800
GEN	Emergency Ge	L	1	5550.00	2008		78		0.00	4,300
PAV1	PAVING-ASPH	L	6,000	3.00	2008		78		0.00	14,000
FGPL	Flagpole-25'	L	2	2229.00	2008		78		0.00	3,500
SHED	Shed	L	240	18.00	2008		78		0.00	3,400
SHED	Shed	L	240	18.00	2008		78		0.00	3,400
FNC3	FENCE-6' CHAI	L	120	22.04	2008		78		0.00	2,100
FNC8	GATE FFENCE	L	2	1311.00	2008		78		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,536	1,536	1,536	114.87	176,447
BMT	Basement Area	0	768	154	23.03	17,691
FHS	Half Story	1,229	1,536	1,152	86.16	132,335
FOP	Open Porch	0	552	83	17.27	9,535
FUS	Upper Story	1,536	1,536	1,459	109.12	167,602
Ttl Gross Liv / Lease Area		4,301	5,928	4,384		503,610



State Use 3400
Print Date 12/21/2024 1:50:51 P

CURRENT OWNER						TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION													
ROSARY LANE LLC 48 ROSARY LANE HYANNIS MA 02601														Description	Code	Appraised	Assessed																
														COMMERC.	3400	715,000	715,000																
											4		COM LAND	3400	225,000	225,000																	
SUPPLEMENTAL DATA																																	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 8,9,10,28 #DL 2 GIS ID F_992810_2706615								Plan Ref. 425/83 Land Ct# #SR OLD YARMOUTH Life Estate PP STATU Assoc Pid#																									
Total														940,000		940,000																	
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																		
															Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
															2025	3400	715,000	2024	3400	709,000	2023	3400	710,400										
															3400	225,000	3400	225,000	3400	225,000													
														Total	940,000	Total	934,000	Total	935,400														
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																																	
ASSESSING NEIGHBORHOOD																																	
Nbhd		Nbhd Name				B		Tracing		Batch																							
CI07										HYAN																							
NOTES																																	
																						Appraised Bldg. Value (Card)										603,300	
																						Appraised Xf (B) Value (Bldg)										53,200	
																						Appraised Ob (B) Value (Bldg)										58,500	
																						Appraised Land Value (Bldg)										225,000	
Special Land Value										0																							
Total Appraised Parcel Value										940,000																							
Valuation Method										C																							
Total Appraised Parcel Value										940,000																							
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									
Total Card Land Units								Parcel Total Land Area:								Total Land Value						225,000											

State Use 3400
Print Date 12/21/2024 1:50:51 P

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Print Date 12/21/2024 1:50:51 P

CURRENT OWNER										TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																		
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RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
ROSARY LANE LLC JAXTIMER, ERNEST J & MARIE T TRS WILBUR, WINTHROP V JR & NANCY K WILBUR, WINTHROP V JR ROSARY, JOAQUIM J TR					32172		0102		07-23-2019		U		I		1		1F		Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed							
					14962		0076		03-22-2002		U		V		140,000		1		2025		3400		715,000		2024		3400		709,000		2023		3400		710,400	
					5915		0222		09-15-1987		U		V		1		A		3400		225,000		225,000		3400		225,000		3400		225,000					
					5831		0023		07-15-1987		U		V		128,000		N																			
					2243		0206		10-03-1975		U		0				Total		940,000		Total		934,000		Total		935,400									
EXEMPTIONS										OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor																					
Year	Code	Description			Amount		Code	Description			Number	Amount			Comm Int		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 603,300 Appraised Xf (B) Value (Bldg) 53,200 Appraised Ob (B) Value (Bldg) 58,500 Appraised Land Value (Bldg) 225,000 Special Land Value 0 Total Appraised Parcel Value 940,000 Valuation Method C Total Appraised Parcel Value 940,000																			
Total					0.00																															
ASSESSING NEIGHBORHOOD																																				
Nbhd			Nbhd Name			B			Tracing			Batch																								
CI07												HYAN																								
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Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp	Date Comp		Comments			Date		Id	Type	Is	Cd	Purpost/Result													
20-2953		11-18-2020		803	Addn Alt-Comm		125,000		06-09-2021		100	06-30-2022		Construct a 26' x 28' addition t			06-30-2022		TR	03		02	Bldg Permit Completed													
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1	3400	OFFICE BLD M9		B	4	Hyannis		0.750		AC	330,000.00	1.01010	C	1.00	CI07	0.900					0		300,003		225,000											
Total Card Land Units					0.75		AC		Parcel Total Land Area: 0.75										Total Land Value					225,000												

Floor plan of the 5th floor (5th floor) showing various rooms and their dimensions. The plan includes a large central area labeled "FHS FUS BAS BMT" with dimensions 32x24. To the left, there are two smaller areas labeled "FAT BAS BMT Sect(2)" and "FHS BAS BMT Sect(2)", both with dimensions 28x17 and 28x9 respectively. The right side of the plan shows a large area labeled "FHS FUS BAS" with dimensions 32x32. The bottom right corner features a large area labeled "59P" with dimensions 54x6. The plan also includes several other dimensions and labels such as 24, 32, 38, and 6.

A large, two-story yellow house with a grey porch and shutters, featuring a covered front porch with white columns. The house is surrounded by a gravel driveway and a lawn. A date stamp '2021/06/09' is visible in the bottom right corner.