

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT									
FALANGA INC 114 SPRING ST HYANNIS MA 02601												Description		Code	Appraised		Assessed		801 FY2025 BARNSTABLE, MA VISION		
												COMMERC.	3260	1,412,500		1,412,500					
										1		COM LAND	3260	513,000		513,000					
				SUPPLEMENTAL DATA										Total		1,925,500		1,925,500			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 74 #DL 2 GIS ID F_992399_2721631				Plan Ref. Land Ct# 7353-S #SR Life Estate PP STATU Assoc Pid#																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
FALANGA INC HARBOR POINT CORP				C139	0	12-15-1995		U	I	1		1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				C8115	0	03-07-1980		U		0		2025	3260 3260	1,412,500 513,000	2024	3260 3260	1,398,400 513,000	2023	3260 3260	1,398,400 513,000	
				Total				1,925,500				Total		1,911,400		Total		1,911,400			
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													
CI13								BARNs													
NOTES												Appraised Bldg. Value (Card)								1,374,100	
WAS HARBOR POINT RESTAURANT CLOSED 6/20												Appraised Xf (B) Value (Bldg)								14,300	
												Appraised Ob (B) Value (Bldg)								24,100	
												Appraised Land Value (Bldg)								513,000	
												Special Land Value								0	
												Total Appraised Parcel Value								1,925,500	
												Valuation Method								C	
Total Appraised Parcel Value												1,925,500									
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				
201201989	04-05-2012	CM	Commercial	5,000	06-30-2012	100	06-30-2012	REPLC 3SQ SHNGLS-REPLC				07-27-2021	CK	02		03	Cycl Insp Comp				
200705566	09-11-2007	CM	Commercial	1,600		100	06-30-2008	RESIDING				04-29-2020	GM	04		FR	Field Review				
200704879	08-14-2007	CM	Commercial	20,000		100	06-30-2008	POOL DECK 40X56				11-13-2019	CK	03		16	In Office Review				
24355	07-11-1997	RW	Repair Work	2,000		100		DOOR				11-21-2012	DR	03		16	In Office Review				
22009	03-26-1997	RE	Remodel	2,400		100		BAR				09-26-2012	JR	03		16	In Office Review				
B37299	12-01-1994	AD	Addition	100	01-15-1995	100		BA RAILIN				11-12-2008	JG	03		16	In Office Review				
B32037	07-01-1988	SP	Swimming Pool	11,995	01-15-1989	100		BA SW,POO													
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	3260	REST/CLUBS M	RF-1	1	Barnstable	1.000	AC	330,000.00	1.00000	C	1.00	CI13	1.500	SITE			0	495,000	495,000		
1	3260	REST/CLUBS M	RF-1	1		0.060	AC	39,600.00	7.57575	R	1.00		1.000	EXCS			0	300,001.68	18,000		
Total Card Land Units						1.06	AC	Parcel Total Land Area: 1.06						Total Land Value						513,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
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	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3260				
Sewer Occupan					

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
SPL2	Pool Vinyl	L	510	55.00	1988		28	00	1.00	7,900
WDC	Wood Deck w/o	L	1,090	18.00	2007		76		0.00	13,300
FPL1	Fireplace 1 stor	B	2	5000.00	1981		65		0.00	6,500
FPL2	Fireplace 1.5 st	B	2	6000.00	1981		65		0.00	7,800
SGNP	SIGN POST 6"	L	8	10.66	2007		66		0.00	100
LT1	LT POLE W/MH	L	1	4251.00	2007		66		0.00	2,800
SGNP	SIGN POST 6"	L	5	10.66	2007		66		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	7,807	7,807	7,807	225.45	1,760,084
BMT	Basement Area	0	1,071	214	45.05	48,246
CAN	Canopy	0	8	1	28.18	225
FEP	Enclosed Porch	0	20	7	78.91	1,578
FUS	Upper Story	1,400	1,400	1,330	214.18	299,848
UST	Utility Enclosure	0	35	4	25.77	902
WDK	Wood Deck	0	276	14	11.44	3,156
Ttl Gross Liv / Lease Area		9,207	10,617	9,377		2,114,039

