

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PAPPAS FAMILY REALTY CORP								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
1412 MAIN STREET								COMMERC.	3260	1,087,600	1,087,600	
COTUIT MA 02635								COM LAND	3260	195,200	195,200	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID						Plan Ref.						
Split Zonin						Land Ct# 13807-B						
ResExpt Q						Life Estate						
#DL 1 LOTS C1, D, F, M & N						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_988909_2701288								Total		1,282,800	1,282,800	

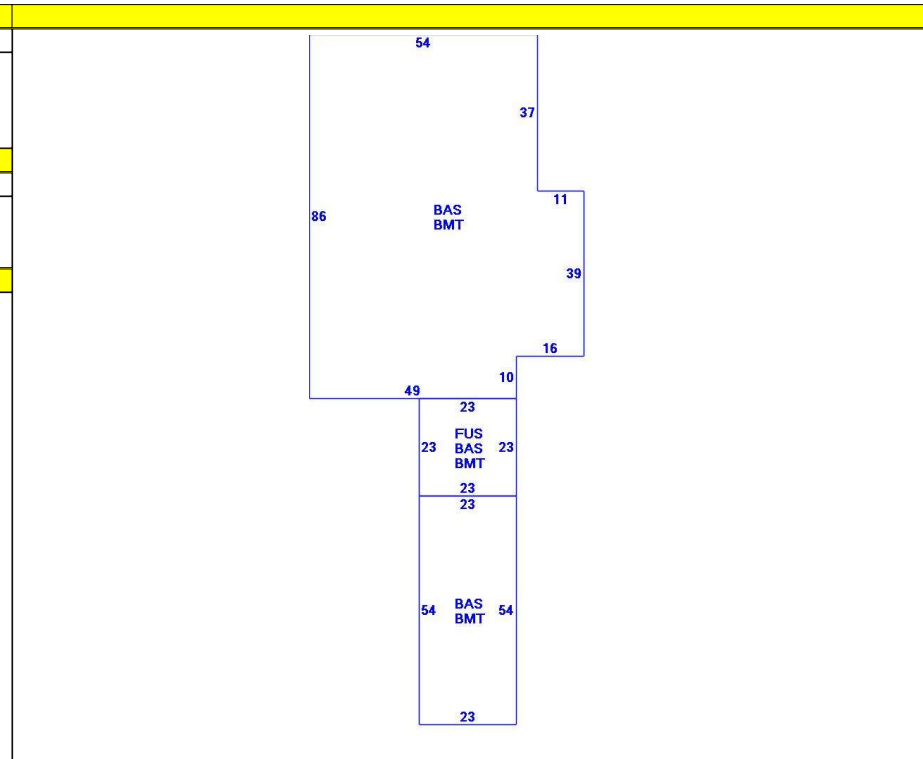
RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PAPPAS FAMILY REALTY CORP							C188	0	05-26-2009	U	I	600,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KUHN, CHRISTOPHER P ET ALS							C187	0	12-04-2008	U	I	0	1F	2023	3260	1,087,600	2022	3260	836,600	2021	3260	806,600
KUHN, CHRISTOPHER P ET ALS							C139	0	11-15-1995	U	V	1	1A		3260	195,200		3260	195,200		3260	195,200
												Total		1,282,800	Total		1,031,800	Total		1,001,800		

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		Appraised Bldg. Value (Card)				1,087,600						
CI11								HYAN		Appraised Xf (B) Value (Bldg)				0						
												Appraised Ob (B) Value (Bldg)				0				
												Appraised Land Value (Bldg)				195,200				
												Special Land Value				0				
												Total Appraised Parcel Value				1,282,800				
												Valuation Method				C				
												Total Appraised Parcel Value				1,282,800				

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
20-1049	06-05-2020	803	Addn Alt-Comm	35,000	06-30-2020	100	06-30-2020	Re-opening an existing restaur		07-10-2021	CK	01		03	Cycl Insp Comp
16-1532	06-22-2016	881	Alt-Int work-Co	1,500	06-30-2016	100	06-30-2016	additions and changes to fire a		04-29-2020	GM	04		FR	Field Review
16-1216	05-27-2016	803	Addn Alt-Comm	3,300	06-30-2016	100	06-30-2016	adding a bay window & replaci		01-17-2013	DR	03		16	In Office Review
16-1119	05-16-2016	803	Addn Alt-Comm	37,000	06-30-2016	100	06-30-2016	Install New Stainless Steel 16'		05-17-2010	JR	03		15	Abatement Review
16-525	04-06-2016	803	Addn Alt-Comm	85,000	06-30-2016	100	06-30-2016	Building dividing wall (reducin		06-11-2009	DR	03		16	In Office Review
66445	01-16-2003	RE	Remodel	100,000	08-12-2004	100	01-01-2005	TENANT FIT		06-05-2009	MK	01		14	Cyclical Inspection
										04-28-2009	KLP	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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3260	REST/CLUBS M	DMS	4		0.190	AC	330,000.00	2.83094	C	1.00	CI11	1.100	INCLDS 84 & 86-88	0	1,027,620	195,200
Total Card Land Units						0.19	AC	Parcel Total Land Area: 0.19						Total Land Value		195,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
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					
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	02	10%			
Wall Height	12.00				
1st Floor Use:	3260				
Sewer Occupan					
			MIXED USE		
			Code	Description	Percentage
			3260	REST/CLUBS M94	100
					0
					0
			COST / MARKET VALUATION		
			RCN		1,469,778
			Year Built		1932
			Effective Year Built		1986
			Depreciation Code		G
			Remodel Rating		04
			Year Remodeled		2003
			Depreciation %		26
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		74
			RCNLD		1,087,600
			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	6,794	6,794	6,794	169.80	1,153,612	
BMT	Basement Area	0	6,794	1,359	33.96	230,756	
FUS	Upper Story	529	529	503	161.45	85,409	
Ttl Gross Liv / Lease Area		7,323	14,117	8,656		1,469,777	

