

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DNS REALTY INC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
74 CAROLYN CIRCLE						COMMERC.	3250	1,424,600	1,424,600	
MARSHFIELD MA 02050						COM LAND	3250	212,800	212,800	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_985891_2699228				Plan Ref. 608/35 Land Ct# #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)								
DNS REALTY INC	29580	0048	04-15-2016	Q	I	1,600,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CIP HYANNIS LLC	21472	0249	10-27-2006	U	I	11,000	1B	2023	3250	1,439,200	2022	3250	1,454,000	2021	3250	1,436,400
F&B DEVELOPMENT LLC	20959	0239	05-01-2006	U	I	1	1B		3250	212,800		3250	212,800		3250	212,800
GINSBERG ASSET MANAGEMENT LLC	20185	0147	08-23-2005	U	I	686,000	1B								3250	32,200
MANUEL GINSBERG TR	7397	0019	12-15-1990	U	I	1	1B	Total		1,652,000	Total		1,666,800	Total		1,681,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI09			HYAN

NOTES			
-ARMED FORCES CTR			
-SALON 700			
-2 OFFICES UP			

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-23-42	04-05-2023	836	Sign	0		100		Awning sign with printed name			04-29-2020	GM	04		FR	Field Review
SIGN-23-25	03-14-2023	836	Sign	0		100		Restaurant Sign			05-06-2016	JR	01		03	Cycl Insp Comp
18-3628	11-01-2018	836	Sign	0		100		SIGNS FOR FOUR SEASONS			08-03-2015	AL	22		22	Change of Address
18-3601	10-31-2018	881	Alt-Int work-Co	0		100		tenant fit out - no construction			02-21-2014	TW	22		22	Change of Address
201508267	12-02-2015	SG	Sign	0	06-30-2016	100	06-30-2016	NEW 18 SQ WALL SIGN AND			06-30-2011	JR	02		03	Cycl Insp Comp
201505549	09-10-2015	TF	Tenant Fitout	25,000	06-30-2016	100	06-30-2016	INTERIOR RENOVATION RO			09-15-2008	JR	03		16	In Office Review
201006948	12-20-2010	OT	Other	2,200	06-30-2013	100	06-30-2011	AWNING W 8SF OF SIGNAG			08-21-2008	TP	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	3250	OFFC/RETAIL M	DMS	4		0.440	AC	330,000.00	1.46556	C	1.00	CI09	1.000		0	483,648	212,800
Total Card Land Units						0.44	AC	Parcel Total Land Area: 0.44						Total Land Value		212,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	B	Custom			
Stories	2				
Occupancy	4.00				
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	11	Ceram Clay Til			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3250	OFFC/RETAIL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	03	0 Full-3 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3250	OFFC/RETAIL M94	100
		0
		0

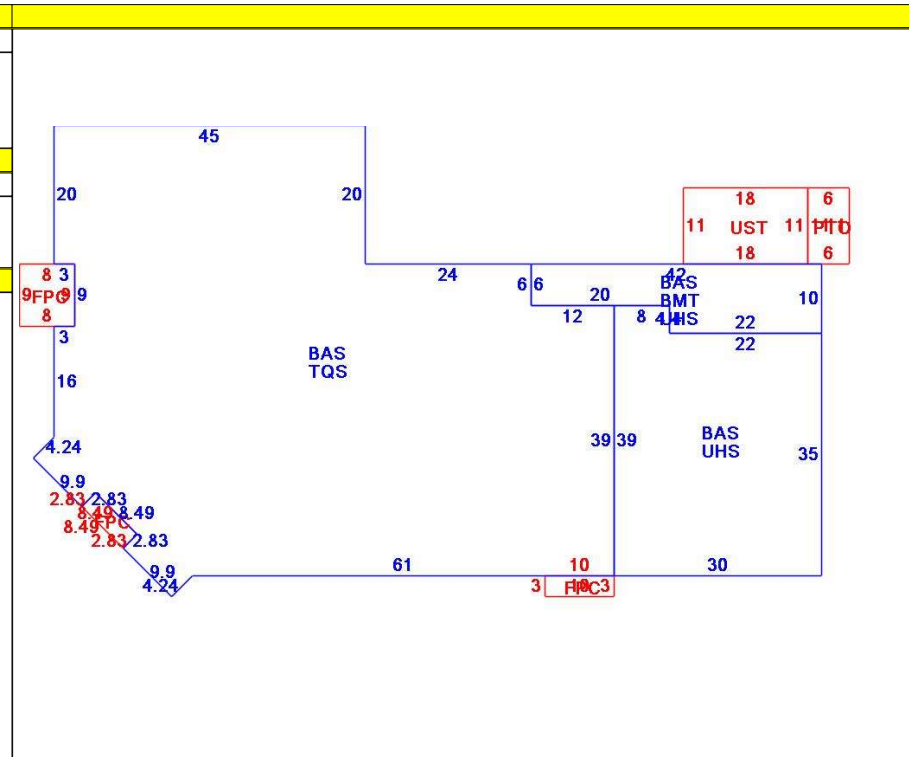
COST / MARKET VALUATION		
RCN		1,339,965
Year Built		2006
Effective Year Built		2013
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %	5	
Functional Obsol		
External Obsol		
Trend Factor	1	
Condition		
Condition %		
Percent Good	95	
RCNLD		1,273,000
Dep % Ovr		
Dep Ovr Comment		
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
PAV1	PAVING-ASPH	L	6,400	3.00	2006		74		0.00	14,200
PKBR	Parking Bumper	L	5	52.17	2006		74		0.00	200
LP10	Light Pole per L	L	72	108.16	2006		74		0.00	5,800
LTHL	Halide Light Flx	L	5	1495.00	2006		74		0.00	5,500
FNC3	FENCE-6' CHAI	L	44	22.04	2006		74		0.00	700
PAV2	PAVING-CONC	L	540	6.00	2006		74		0.00	2,400
ELV1	Elevator-Res-S	B	1	33159.00	2016		95		0.00	31,500
SGN2	DOUBLE SIDE	L	24	39.53	2006		74		0.00	700
ELVS	Elevator-Comm	B	2	30000.00	2016		95		0.00	57,000
SPR1	SPRINKLERS-	B	7.935	4.10	2016		95		0.00	30,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,764	5,764	5,764	131.30	756,840
BMT	Basement Area	0	340	68	26.26	8,929
FPC	Open Porch Conc. Floor	0	126	19	19.80	2,495
PTO	Patio	0	66	3	5.97	394
TQS	Three Quarter Story	3,908	4,342	3,691	111.62	484,646
UHS	Half Story, Unfinished	0	1,422	640	59.10	84,035
UST	Utility Enclosure	0	198	20	13.26	2,626
Ttl Gross Liv / Lease Area		9,672	12,258	10,205		1,339,965



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						COMMERC.	3250	1,424,600	1,424,600							
						COM LAND	3250	212,800	212,800							
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								2023	3250	1,439,200	2022	3250	1,454,000	2021	3250	1,436,400
									3250	212,800		3250	212,800		3250	212,800
								Total		1,652,000	Total		1,666,800	Total		1,681,400
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								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch												
CI09				HYAN												
NOTES																
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		
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Heating Type	04	Hot Air				Remodel Rating					
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Total Rooms						Functional Obsol					
Bedrooms	00					External Obsol					
Full Bathrooms	0					Trend Factor					
Bath Split	03	0 Full-3 Half				Condition					
Rms/Partitions	02	AVERAGE				Condition %					
Heat/AC	01	HEAT/AC PKGS				Percent Good					
Frame Type	02	WOOD FRAME				RCNLD					
Baths/Plumbing	02	AVERAGE				Dep % Ovr					
Ceiling/Wall	05	SUS-CEIL & WL				Dep Ovr Comment					
Common Wall	00	0%				Misc Imp Ovr					
Wall Height	10.00					Misc Imp Ovr Comment					
1st Floor Use:						Cost to Cure Ovr					
Sewer Occupan						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	
SGNP	SIGN POST 6"	L	24	10.66	2006		74		0.00	200	
FNG3	GATE, C.L. 6'H	L	4	464.21	2006		74		0.00	1,400	
RFCC	Reinforced Con	L	200	7.25	2006		74		0.00	1,100	
BUILDING SUB-AREA SUMMARY SECTION											
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Ttl Gross Liv / Lease Area											