

| CURRENT OWNER   |            | TOPO             | UTILITIES   | STRT / ROAD       | LOCATION    | CURRENT ASSESSMENT |                        |   |                                |       |           | 801<br>FY2024<br>BARNSTABLE, MA<br><br><b>VISION</b> |       |                    |            |            |                |   |
|---|------------|------------------|-------------|-------------------|-------------|--------------------|------------------------|---|--------------------------------|-------|-----------|--|-------|--------------------|------------|------------|----------------|---|
| 540 MAIN LLC<br>C/O CODE REALTY<br>540 MAIN STREET, UNIT 18<br><br>HYANNIS MA 02601 |            |                  |             |                   | Description | Code               | Assessed               | Assessed  |                                |       | Total     |  |       | 1,517,000          | 1,517,000  |            |                |   |
|   |            |                  |             |                   | COMMERC.    | 3270               | 1,517,000              |   |                                |       |           |  |       |                    |            |            |                |   |
| SUPPLEMENTAL DATA   |            |                  |             |                   |             |                    |                        |   |                                |       |           |  |       |                    |            |            |                |   |
| Alt Prcl ID   |            | Split Zonin      |             | Plan Ref.         |             | 626/24-27, 629/52  |                        |   |                                |       |           |  |       |                    |            |            |                |   |
| DMS;DV  |            | I                |             | Land Ct#          |             |                    |                        |   |                                |       |           |  |       |                    |            |            |                |   |
| BID Parcel  |            | ResExpt Q        |             | #SR               |             |                    |                        |   |                                |       |           |  |       |                    |            |            |                |   |
| #DL 1   |            | UNIT 7           |             | Life Estate       |             |                    |                        |   |                                |       |           |  |       |                    |            |            |                |   |
| #DL 2   |            | BLDG 2           |             | PP STATU          |             |                    |                        |   |                                |       |           |  |       |                    |            |            |                |   |
| GIS ID  |            | F_987060_2700229 |             | Assoc Pid#        |             |                    |                        |   |                                |       |           |  |       |                    |            |            |                |   |
| RECORD OF OWNERSHIP   |            |                  | BK-VOL/PAGE | SALE DATE         | Q/U         | V/I                | SALE PRICE             | VC  | PREVIOUS ASSESSMENTS (HISTORY) |       |           |  |       |                    |            |            |                |   |
| 540 MAIN LLC  |            |                  | 23032 0303  | 07-09-2008        | U           | I                  | 1                      | 1B  | Year                           | Code  | Assessed  | Year   | Code  | Assessed V         | Year       | Code       | Assessed       |   |
|   |            |                  |             |                   |             |                    |                        |   | 2023                           | 3270  | 1,517,000 | 2022   | 3270  | 1,517,000          | 2021       | 3270       | 1,535,500      |   |
|   |            |                  |             |                   |             |                    |                        |   | Total                          |       | 1,517,000 | Total  |       | 1,517,000          | Total      |            | 1,535,500      |   |
| 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  |            |                  |             |                   |             |                    |                        |   |                                |       |           |  |       |                    |            |            |                |   |
| Nbhd  |            | Nbhd Name        |             |                   | B           |                    |                        | Tracing   |                                |       | Batch     |  |       |                    |            |            |                |   |
| 0003  |            |                  |             |                   |             |                    |                        |   |                                |       | HYAN      |  |       |                    |            |            |                |   |
| NOTES   |            |                  |             |                   |             |                    |                        |   |                                |       |           |  |       |                    |            |            |                |   |
|   |            |                  |             |                   |             |                    |                        |   |                                |       |           |  |       |                    |            |            |                |   |
| BUILDING PERMIT RECORD  |            |                  |             |                   |             |                    |                        |   |                                |       |           |  |       |                    |            |            |                |   |
| Permit Id   | Issue Date | Type             | Description | Amount            | Insp Date   | % Comp             | Date Comp              | Comments  |                                |       |           | Date   | Id    | Type               | Is         | Cd         | Purpost/Result |   |
|   |            |                  |             |                   |             |                    |                        |   | 04-29-2020                     | GM    | 04        |  | FR    | Field Review       |            |            |                |   |
|   |            |                  |             |                   |             |                    |                        |   | 02-05-2013                     | DR    | 22        |  | 22    | Change of Address  |            |            |                |   |
|   |            |                  |             |                   |             |                    |                        |   | 12-02-2011                     | JR    | 03        |  | 16    | In Office Review   |            |            |                |   |
|   |            |                  |             |                   |             |                    |                        |   | 04-13-2011                     | JR    | 03        |  | 15    | Abatement Review   |            |            |                |   |
|   |            |                  |             |                   |             |                    |                        |   | 03-12-2010                     | TP    | 03        |  | 16    | In Office Review   |            |            |                |   |
| LAND LINE VALUATION SECTION   |            |                  |             |                   |             |                    |                        |   |                                |       |           |  |       |                    |            |            |                |   |
| B   | Use Code   | Description      | Zone        | Dist              | Land Type   | Land Units         | Unit Price             | Size Adj  | Site Index                     | Cond. | Nbhd.     | Nbhd. Adj  | Notes | Location Adjustmen | Adj Unit P | Land Value |                |   |
| 1   | 3270       | RETAIL CONDO     | SPLI        | 4                 |             | 0 SF               | 522,500.00             | 1.00000   | 5                              | 1.00  | 0003      | 1.000  |       | 0.0000             | 522,500    | 0          |                |   |
| Total Card Land Units   |            |                  |             |                   |             | 0 SF               | Parcel Total Land Area |   |                                |       |           |  | 0.00  | Total Land Value   |            |            |                | 0 |

| CONSTRUCTION DETAIL |      |               | CONSTRUCTION DETAIL (CONTINUED) |    |             |
|---------------------|------|---------------|---------------------------------|----|-------------|
| Element             | Cd   | Description   | Element                         | Cd | Description |
| Style               | 90   | Retail Condo  |                                 |    |             |
| Model               | 06   | Com Condo     |                                 |    |             |
| Bedrm Func          | C    | Average       |                                 |    |             |
| Stories             | 1    | 1 Story       |                                 |    |             |
| Occupancy           |      |               |                                 |    |             |
| Interior Wall 1     | 05   | Drywall       |                                 |    |             |
| Interior Wall 2     |      |               |                                 |    |             |
| Interior Floor 1    | 05   | Vinyl/Asphalt |                                 |    |             |
| Interior Floor 2    |      |               |                                 |    |             |
| Heat Fuel           | 03   | Gas           |                                 |    |             |
| Heat Type           | 04   | Hot Air       |                                 |    |             |
| AC Type             | 03   | Central       |                                 |    |             |
| Bedrooms            | 00   |               |                                 |    |             |
| Full Baths          | 0    |               |                                 |    |             |
| Half Baths          | 0    |               |                                 |    |             |
| Extra Fixtures      | 0    |               |                                 |    |             |
| Total Rooms         | 22   |               |                                 |    |             |
| Bath Style          |      |               |                                 |    |             |
| Kitchen Style       |      |               |                                 |    |             |
| Master Deed L       | MDLA |               |                                 |    |             |
| Bath Split          | 00   | 0 Full-0 Half |                                 |    |             |
| Foundation          | 01   | Poured Conc.  |                                 |    |             |
| AC Type Alt         |      |               |                                 |    |             |
| Sewer Occupan       |      |               |                                 |    |             |

**BAS  
 (10,300 sf)**

| CONDO DATA  |             |             |            |
|-------------|-------------|-------------|------------|
| Parcel Id   | 106477      | C   106     | Ownr   12. |
|             | 540 MAIN ST | B   1       | S   1      |
| Adjust Type | Code        | Description | Factor%    |
| Condo Flr   |             |             | 100        |
| Condo Unit  |             |             | 100        |

  

| COST / MARKET VALUATION  |           |
|--------------------------|-----------|
| Building Value New       | 1,849,962 |
| Year Built               | 1962      |
| Effective Year Built     | 1996      |
| Depreciation Code        | VG        |
| Remodel Rating           |           |
| Year Remodeled           |           |
| Depreciation %           | 18        |
| Functional Obsol         | 0         |
| External Obsol           | 0         |
| Trend Factor             | 1         |
| Condition                |           |
| Condition %              |           |
| Percent Good             | 82        |
| Cns Sect Rcnd            | 1,517,000 |
| 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 | % Gd | 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 | 10,300      | 10,300     | 10,300   | 179.61    | 1,849,962      |
| Ttl Gross Liv / Lease Area |             | 10,300      | 10,300     | 10,300   |           | 1,849,962      |

