

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COUTOS REALTY INVESTMENT CO I						4 Bus. District	Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA VISION	
169 MAIN ST							COMMERC.	3260	683,000	683,000		
STONEHAM MA 02180							COM LAND	3260	175,300	175,300		
SUPPLEMENTAL DATA												
Alt Prcl ID						Plan Ref. 306/70						
Split Zonin						Land Ct#						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 LOT 1						PP STATU						
#DL 2												
GIS ID F_977948_2700998						Assoc Pid#						
								Total	858,300	858,300		

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
COUTOS REALTY INVESTMENT CO II LLC								22051	0194	05-24-2007	Q	I	700,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
KYROS, STEPHEN C TR								19997	0214	06-30-2005	Q	I	800,000	00	2023	3260	697,900	2022	3260	636,400	2021	3260	615,300	
SNOW, ELISE C								9690	0105	05-15-1995	U	I	1	A		3260	175,300		3260	165,600		3260	165,600	
SNOW, ROBERT & ELISE C								3494	0022	06-04-1982	Q	I	105,000	U									3260	21,100
GROSS, PAMELA TR								3446	0168	03-09-1982	U	V	66,000	L										
														Total	873,200	Total	802,000	Total	802,000	Total	802,000			

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				APPROAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						
CI07				HYAN						

NOTES												APPROAISED VALUE SUMMARY						
--DUNKIN DONUTS-- (NO DRIVE-THRU)												Appraised Bldg. Value (Card)						661,900
												Appraised Xf (B) Value (Bldg)						0
												Appraised Ob (B) Value (Bldg)						21,100
												Appraised Land Value (Bldg)						175,300
												Special Land Value						0
												Total Appraised Parcel Value						858,300
												Valuation Method						C
												Total Appraised Parcel Value						858,300

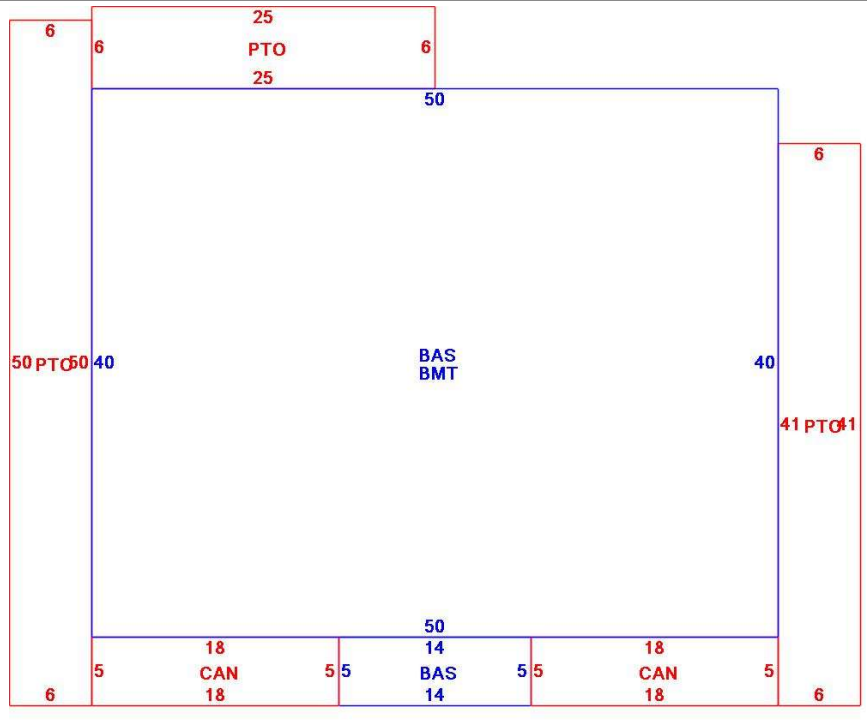
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
200704407	07-23-2007	CM	Commercial	1,500	04-17-2008	100	06-30-2008	SIGN	04-29-2020	GM	04		FR	Field Review
20064281	10-30-2006	CM	Commercial	150,000	04-17-2008	100	06-30-2008	CONVERT TO DUNKIN' EXTE	07-12-2016	JR	03		03	Cycl Insp Comp
81183	12-09-2004	NR	New Roof	9,800		100			12-03-2014	JR	03		16	In Office Review
									08-23-2010	TP	03		16	In Office Review
									11-05-2008	JG	03		16	In Office Review
									01-12-2006	PT	02		49	N/C - Cyclical Insp.
									03-15-1986	RW				

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	326F	REST/FASTFD	HB	4		0.290	AC	330,000.00	2.03552	C	1.00	CI07	0.900		0	604,560	175,300
						Total Card Land Units	0.29	AC	Parcel Total Land Area: 0.29						Total Land Value	175,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	Fast Food Chain			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
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	12	Hardwood			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	326F	REST/FASTFD M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3260				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
326F	REST/FASTFD M94	100
		0
		0

COST / MARKET VALUATION		
RCN		743,748
Year Built		1974
Effective Year Built		2005
Depreciation Code		E
Remodel Rating		05
Year Remodeled		2006
Depreciation %		11
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		89
RCNLD		661,900
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	8,000	3.00	1999		60		0.00	14,400
TRS	Trash Encl-6' w/	L	1	3401.00	2000		62		0.00	2,100
SGN3	DBL SIDED W/I	L	24	199.92	2007		76		0.00	3,600
SPO2	SIGN POST ST	L	7	73.02	2007		76		0.00	400
FNP2	FENCE WOOD	L	37	23.08	2007		76	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,070	2,070	2,070	294.79	610,210	
BMT	Basement Area	0	2,000	400	58.96	117,915	
CAN	Canopy	0	180	18	29.48	5,306	
PTO	Patio	0	696	35	14.82	10,318	
Ttl Gross Liv / Lease Area		2,070	4,946	2,523		743,749	

