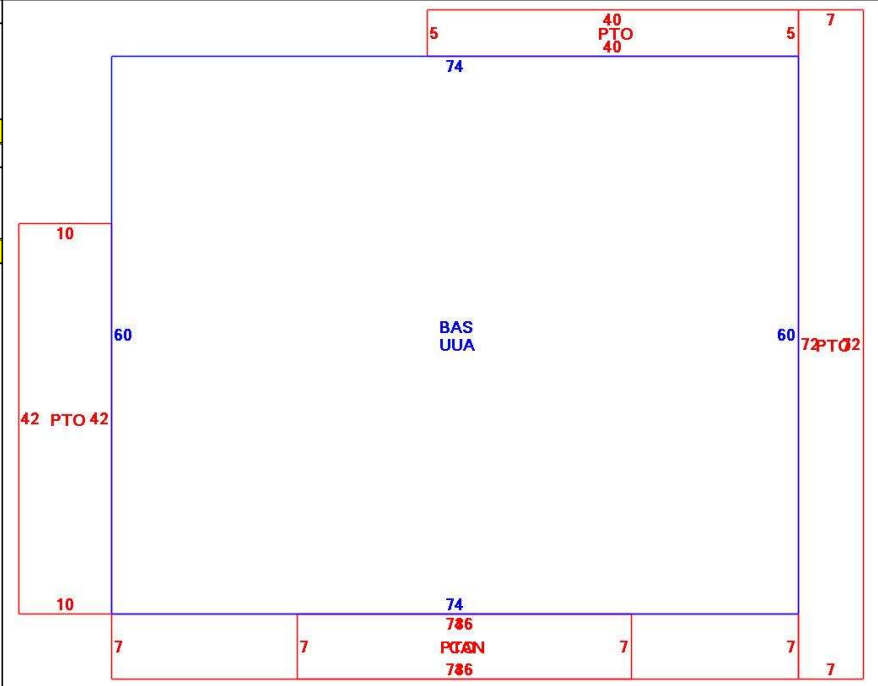


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>						
CFI PROPCO 2 LLC  165 FLANDERS ROAD  WESTBOROUGH MA 01581						Description	Code	Appraised	Assessed							
						COMMERC.	3340	1,315,400	1,315,400							
						COM LAND	3340	232,000	232,000							
<b>SUPPLEMENTAL DATA</b>																
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 3,4 & 34 #DL 2 GIS ID F_981068_2699293				Plan Ref. Land Ct# 11328-B (SH 2) #SR Life Estate PP STATU Assoc Pid#												
						Total		1,547,400	1,547,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CFI PROPCO 2 LLC		C222 0	04-30-2020	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
CUMBERLAND FARMS INC		#D44 0	10-13-1987	U	I	0	1B	2023	3340	1,315,400	2022	3340	1,157,700			
V S H REALTY INC		C896 0	09-15-1982	Q	I	100,000	U		3340	232,000	2021	3340	232,000			
									3340			3340	899,500			
									3340			3340	232,000			
									3340			3340	267,300			
						Total		1,547,400	Total	1,389,700	Total	Total	1,398,800			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
CI09								HYAN								
NOTES																
--CUMBERLAND FARMS-- 3 GAS PUMPS																
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-22-31	03-09-2022	836	Sign	0		100		FREESTANDING MAIN ID SI	04-29-2020	GM	04		FR	Field Review		
16-3399	11-21-2016	836	Sign	0	03-28-2017	100	06-30-2017	32.5 sq freestanding monume	06-14-2018	RB	22		22	Change of Address		
16-2616	09-12-2016	811	Demo - Access	24,000	03-28-2017	100	06-30-2017	DEMO PERMIT CANOPY	05-04-2017	JR	02		02	Bldg Permit Completed		
16-2139	07-28-2016	810	Demolition	24,000	03-28-2017	100	06-30-2017	DEMO PERMIT FOR STRIP M	08-23-2010	TP	03		16	In Office Review		
16-1496	07-28-2016	825	New Const - Co	675,000	03-28-2017	100	06-30-2017	CONSTRUCTION OF A 4,380	09-25-2008	JR	03		16	In Office Review		
71673	09-19-2003	OB	Out Building	10,000	05-11-2004	100	06-30-2004		08-19-2004	PT	02		02	Bldg Permit Completed		
67070	02-20-2003	RE	Remodel		08-19-2004	100	06-30-2005	BUILD OUT TENANT UNIT								
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	334C	GAS MART M94	HB	4		0.600	AC 330,000.00	1.17171	C	1.00	CI09	1.000			0	386,661 232,000
Total Card Land Units						0.60	AC	Parcel Total Land Area: 0.60						Total Land Value	232,000	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	102	Gas Mart					
Model	94	Commercial					
Grade	B	Custom					
Stories	1						
Occupancy	1.00						
Exterior Wall 1	30	Cement Siding					
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	10	Terrazzo Monol					
Interior Floor 2							
Heating Fuel	03	Gas					
Heating Type	04	Hot Air					
AC Type	03	Central					
Size Adj Tbl	334C	GAS MART M94					
Total Rooms							
Bedrooms	00						
Full Bathrooms	0						
Bath Split	01	0 Full-1 Half					
Rms/Partitions	02	AVERAGE					
Heat/AC	01	HEAT/AC PKGS					
Frame Type	02	WOOD FRAME					
Baths/Plumbing	02	AVERAGE					
Ceiling/Wall	06	CEIL & WALLS					
Common Wall	00	0%					
Wall Height	14.00						
1st Floor Use:	325I						
Sewer Occupan							
<b>MIXED USE</b>				<b>MIXED USE</b>			
		Code	Description			Percentage	
		334C	GAS MART M94			100	
						0	
						0	
<b>COST / MARKET VALUATION</b>				<b>COST / MARKET VALUATION</b>			
		RCN				1,069,471	
		Year Built				2016	
		Effective Year Built				2016	
		Depreciation Code				G	
		Remodel Rating					
		Year Remodeled					
		Depreciation %				2	
		Functional Obsol				0	
		External Obsol				0	
		Trend Factor				1	
		Condition					
		Condition %					
		Percent Good				98	
		RCNLD				1,048,100	
		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
PAD	A/C Pad-compr	L	2	421.62	2016		94		0.00	800
CNP	Gas Pump Cpy	L	1,804	32.83	2016		94		0.00	55,700
RFCC	Reinforced Con	L	4,252	7.25	2016		94		0.00	29,000
LP10	Light Pole per L	L	30	108.16	2016		94		0.00	3,100
LTHL	Halide Light Flx	L	6	1495.00	2016		94		0.00	8,400
CCCB	Concrete Curb	L	406	12.49	2016		94		0.00	4,800
PAV1	PAVING-ASPH	L	14,000	3.00	2016		94		0.00	39,500
FNG4	GATE - 6' VINYL	L	72	24.56	2016		94		0.00	1,700
FNCV	FENCE 6' VINYL	L	60	41.65	2016		94		0.00	2,300
FNC3	FENCE-6' CHAI	L	16	22.04	2016		94		0.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,440	4,440	4,440	214.28	951,403	
CAN	Canopy	0	252	25	21.26	5,357	
PTO	Patio	0	1,642	82	10.70	17,571	
UUA	Unfin Util Attic	0	4,440	444	21.43	95,140	
Ttl Gross Liv / Lease Area		4,440	10,774	4,991		1,069,471	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>							
CFI PROPCO 2 LLC  165 FLANDERS ROAD  WESTBOROUG MA 01581						Description	Code	Appraised	Assessed								
						COMMERC.	3340	1,315,400	1,315,400								
						COM LAND	3340	232,000	232,000								
<b>SUPPLEMENTAL DATA</b>																	
		Alt Prcl ID		Plan Ref.													
		Split Zonin		Land Ct# 11328-B (SH 2)													
		BID Parcel		#SR													
		ResExpt Q		Life Estate													
		#DL 1 LOT 3,4 & 34		PP STATU													
		#DL 2		Assoc Pid#													
		GIS ID F_981068_2699293				Total		1,547,400	1,547,400								
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
									Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	3340	1,315,400	2022	3340	1,157,700	2021	3340	899,500
										3340	232,000		3340	232,000		3340	267,300
									Total		1,547,400	Total		1,389,700	Total		1,398,800
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																	
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			1,048,100				
CI09								HYAN		Appraised Xf (B) Value (Bldg)			0				
								Appraised Ob (B) Value (Bldg)			267,300						
								Appraised Land Value (Bldg)			232,000						
								Special Land Value			0						
								Total Appraised Parcel Value			1,547,400						
								Valuation Method			C						
								Total Appraised Parcel Value			1,547,400						
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			
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	
Total Card Land Units						Parcel Total Land Area:						Total Land Value					232,000

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
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Model	94	Commercial									
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Heating Fuel	03	Gas									
Heating Type	04	Hot Air									
AC Type	03	Central									
Size Adj Tbl	334C	GAS MART M94									
Total Rooms											
Bedrooms	00										
Full Bathrooms	0										
Bath Split	01	0 Full-1 Half									
Rms/Partitions	02	AVERAGE									
Heat/AC	01	HEAT/AC PKGS									
Frame Type	02	WOOD FRAME									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	06	CEIL & WALLS									
Common Wall	00	0%									
Wall Height	14.00										
1st Floor Use:	325I										
Sewer Occupan											
<b>MIXED USE</b>											
		Code	Description			Percentage					
<b>COST / MARKET VALUATION</b>											
		RCN									
		Year Built									
		Effective Year Built									
		Depreciation Code									
		Remodel Rating									
		Year Remodeled									
		Depreciation %									
		Functional Obsol									
		External Obsol									
		Trend Factor									
		Condition									
		Condition %									
		Percent Good									
		RCNLD									
		Dep % Ovr									
		Dep Ovr Comment									
		Misc Imp Ovr									
		Misc Imp Ovr Comment									
		Cost to Cure Ovr									
		Cost to Cure Ovr Comment									
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
FNC7	Chain Link Gate	L	1	810.42	2016		94		0.00	800	
SGN3	DBL SIDED W/I	L	40	199.92	2016		94		0.00	7,500	
FNP4	FENCE METAL	L	200	16.76	2016		94	C	1.00	3,200	
FNG1	Gate 4'x3'w	L	1	301.53	2016		94	C	1.00	300	
GAS7	Fibergl Dblwl 8	L	1	24745.00	2008		78		0.00	19,300	
GAS3	Fibergl 12M gal	L	2	58100.00	2008		78		0.00	90,600	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											