

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CUMBERLAND FARMS INC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
165 FLANDERS ROAD								COMMERC.	3340	876,600	876,600	
WESTBOROUG MA 01581								COM LAND	3340	1,204,500	1,204,500	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Split Zonin HB;B		Plan Ref.						
BID Parcel				ResExpt Q		Land Ct# 26499-A, 24349-A						
#DL 1 LOTS 1, 1 & UN-NUM				#DL 2		#SR BEARSES WAY						
GIS ID F_981873_2708414						Life Estate PP STATU						
						Assoc Pid#						
								Total		2,081,100	2,081,100	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CUMBERLAND FARMS INC				C164	0	02-11-2002	U	I	725,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LIVINGSTONE, ROBERT D & CAROL B				C132	0	01-15-1994	Q	I	330,000	00	2023	3340	884,300	2022	3340	769,400	2021	3340	592,000
MANN'S MOTEL, INC				C130	0	07-15-1993	U	I	267,000	1L		3340	1,204,500		3340	903,400		3340	903,400
MERLESENA ENTERPRISES, INC				C959	0	04-15-1984	Q	I	324,000	00								3340	183,700
MANN'S MOTEL INC				C342	0		U		0										
								Total		2,088,800	Total		1,672,800	Total		1,679,100			

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				
CI23				HYAN				

NOTES												APPRAISED VALUE SUMMARY						
--CUMBERLAND FARMS--												Appraised Bldg. Value (Card)						692,900
												Appraised Xf (B) Value (Bldg)						0
												Appraised Ob (B) Value (Bldg)						183,700
												Appraised Land Value (Bldg)						1,204,500
												Special Land Value						0
												Total Appraised Parcel Value						2,081,100
												Valuation Method						C
												Total Appraised Parcel Value						2,081,100

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
20-1667	07-16-2020	888		18,000		100		Replace existing hvac unit with		04-29-2020	GM	04		FR	Field Review
201107143	12-27-2011	CM	Commercial	250,000	06-30-2012	10	06-30-2012	REMOD CUMBERLAND FAR		06-26-2019	SR	01		03	Cycl Insp Comp
77330	06-17-2004	RE	Remodel	9,200	08-09-2005	100	01-01-2005			06-14-2018	RB	22		22	Change of Address
71658	09-19-2003	OB	Out Building		05-12-2004	100	01-01-2004	SHED		08-10-2005	JS	04		44	Drive by inspection only
59674	03-18-2002	DE	Demolish			100	01-01-2003	DEMO GAS STATION		05-12-2004	PT	02		02	Bldg Permit Completed
59549	03-11-2002	CM	Commercial	1,183,606		100	01-01-2003	GAS STATION / CONV STOR		04-14-2003	GB	01		00	Meas/Listed-Interior Acces
59523	03-08-2002	DE	Demolish			100	01-01-2003	DEMO HOTEL							

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	SPLI	4		1.460 AC	330,000.00	1.00000	C	1.00	CI23	2.500		0	825,000	1,204,500	
Total Card Land Units						1.46 AC	Parcel Total Land Area: 1.46						Total Land Value				1,204,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	102	Gas Mart			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
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	1				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	333I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
334C	GAS MART M94	100
		0
		0

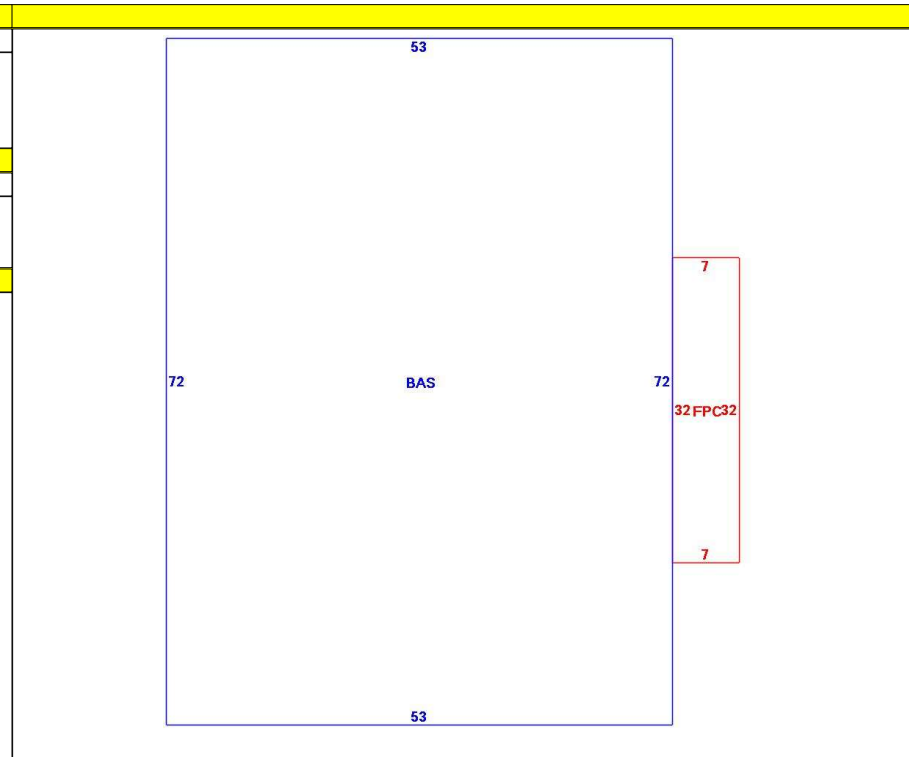
COST / MARKET VALUATION		
RCN		761,477
Year Built		2002
Effective Year Built		2007
Depreciation Code		G
Remodel Rating		04
Year Remodeled		2011
Depreciation %		9
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		91
RCNLD		692,900
Dep % Ovr		
Dep Ovr Comment		
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
CNP	Gas Pump Cpy	L	3,312	32.83	2002		66		0.00	71,800
PAV1	PAVING-ASPH	L	15,300	3.00	2002		66		0.00	30,300
SHD2	Shed w/Elec	L	100	26.00	2003		68		0.00	1,800
GAS1	Fibergl 10m gal	L	1	51788.00	1981		24		0.00	12,400
GAS1	Fibergl 10m gal	L	3	51788.00	1981		17		0.00	26,400
SGN3	DBL SIDED W/I	L	48	199.92	2002		66		0.00	6,300
SPO2	SIGN POST ST	L	16	73.02	2002		66		0.00	800
LP10	Light Pole per L	L	98	108.16	2002		66		0.00	7,000
LTHL	Halide Light Flx	L	7	1495.00	2002		66		0.00	6,900
RECC	Reinforced Con	L	3,312	7.25	2002		66		0.00	15,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,816	3,816	3,816	197.79	754,752
FPC	Open Porch Conc. Floor	0	224	34	30.02	6,725
Ttl Gross Liv / Lease Area		3,816	4,040	3,850		761,477



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		Year Built								
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		Depreciation Code								
		Remodel Rating								
		Year Remodeled								
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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
CCCB	Concrete Curb	L	240	12.49	2002		66		0.00	2,000
TRS	Trash Encl-6' w/	L	1	3401.00	2002		66		0.00	2,200
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Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										