

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GOODWIN, JAMES B TR HOTWATER III REALTY TRUST PO BOX 977						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3160	911,400	911,400	
						COMMERC.	3220	862,200	862,200	
						COM LAND	3220	2,300,000	2,300,000	
SUPPLEMENTAL DATA										
HYANNIS MA 02601		Alt Prcl ID Split Zonin RG;RF-1 BID Parcel ResExpt Q #DL 1 PCL I & PCL 2; PCL 13-LS- #DL 2 GIS ID F_981081_2710015			Plan Ref. 564/26; 654/10 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		4,073,600	4,073,600

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GOODWIN, JAMES B TR		31383	0046	07-02-2018	Q	I	3,250,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ANDERSON, WILLIAM E & AUDREY P TRS		28244	0275	07-02-2014	U	I	53,000	1	2023	3160	893,700	2022	3160	806,000	2021	3160	811,200
ANDERSON, WILLIAM E & AUDREY P TRS		4945	0139	03-03-1986	U	I	1	A		3220	859,500		3220	785,600		3220	722,600
ANDERSON, WILLIAM E		2387	0161	08-23-1976	U		0			3220	2,300,000		3220	1,607,300		3220	1,607,300
									Total	4,053,200	Total	3,198,900	Total	3,204,100			

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											
CI15						BARNs											

NOTES														VISIT / CHANGE HISTORY					
RETAIL														Date	Id	Type	Is	Cd	Purpost/Result
														04-29-2020	GM	04		FR	Field Review
														08-19-2015	AL	03		16	In Office Review
														04-15-2015	AL	03		16	In Office Review
														12-16-2014	JR	03		16	In Office Review
														04-14-2014	JR	03		16	In Office Review
														08-21-2013	JR	03		16	In Office Review
														08-20-2013	JR	01		02	Bldg Permit Completed
Total Appraised Parcel Value														4,073,600					

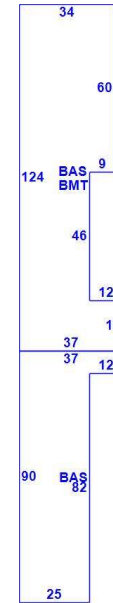
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		
BLDC-23-19	10-12-2023	803	Addn Alt-Comm	30,000		100		Replace (12) existing Antenna		04-29-2020	GM	04		FR	Field Review		
BLDC-22-30	01-10-2023	825	New Const - Co	23,000	01-17-2023	0		Installing a 30KW Diesel Gene		08-19-2015	AL	03		16	In Office Review		
BLDC-21-24	01-21-2022	881	Alt-Int work-Co	25,000	01-17-2023	100	06-30-2023	AS PER FLOOR PLAN UPDA		04-15-2015	AL	03		16	In Office Review		
20-1164	05-12-2020	802	Accessory-com	15,000	06-30-2020	100	06-30-2020	AT&T proposes the following w		12-16-2014	JR	03		16	In Office Review		
19-3417	10-11-2019	881	Alt-Int work-Co	0	06-30-2020	100	06-30-2020	Paint, Cleaning, changed out d		04-14-2014	JR	03		16	In Office Review		
18-1211	06-19-2018	803	Addn Alt-Comm	25,000	06-30-2018	100	06-30-2018	SPRINT PROPOSES CHANG		08-21-2013	JR	03		16	In Office Review		
18-1515	06-08-2018	803	Addn Alt-Comm	38,000	06-30-2018	100	06-30-2018	AT&T is proposing to replace t		08-20-2013	JR	01		02	Bldg Permit Completed		

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	
1	3221	STORE M96	SPLI	1		2.500	AC	330,000.00	1.00000	C	1.50	CI15	1.800	CF 1.5= 5 LAND LSES	0	891,000	2,227,500
1	3221	STORE M96		1		1.830	AC	39,600.00	1.00000	R	1.00		1.000	EXCS	0	39,600	72,500
Total Card Land Units						4.33	AC	Parcel Total Land Area: 4.33						Total Land Value			2,300,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	0.00				
<b>MIXED USE</b>					
Exterior Wall 1	14	Wood Shingle	Code	Description	Percentage
Exterior Wall 2	11	Clapboard	322I	STORE M96	100
Roof Structure	03	Gable/Hip			0
Roof Cover	03	Asph/F Gls/Cmp			0
Interior Wall 1	05	Drywall			
<b>COST / MARKET VALUATION</b>					
Interior Wall 2			RCN		1,067,711
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1960
Heating Type	05	Hot Water	Effective Year Built		1985
AC Type	01	None	Depreciation Code		A
Size Adj Tbl	322I	STORE M96	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		26
Full Bathrooms	0		Functional Obsol		0
Bath Split	01	0 Full-1 Half	External Obsol		0
Rms/Partitions	04	EXTENSIVE	Trend Factor		1
Heat/AC	03	HEAT ONLY	Condition		
Frame Type	02	WOOD FRAME	Condition %		
Baths/Plumbing	04	EXTENSIVE	Percent Good		74
Ceiling/Wall	06	CEIL & WALLS	RCNLD		790,100
Common Wall	00	0%	Dep % Ovr		
Wall Height	8.00		Dep Ovr Comment		
1st Floor Use:	316I		Misc Imp Ovr		
Sewer Occupan			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	50,000	3.00	1990		42		0.00	63,000
FNCV	FENCE 6' VINY	L	150	41.65	2023		100		0.00	6,200
FNG4	GATE - 6' VINY	L	24	24.56	2023		100		0.00	600
FGPL	Flagpole-25'	L	1	2229.00	2010		82		0.00	1,800
PKBR	Parking Bumper	L	11	52.17	2010		91		0.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	6,202	6,202	6,202	153.12	949,655	
BMT	Basement Area	0	3,856	771	30.62	118,056	
Ttl Gross Liv / Lease Area		6,202	10,058	6,973		1,067,711	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GOODWIN, JAMES B TR HOTWATER III REALTY TRUST PO BOX 977  HYANNIS MA 02601						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3160	911,400	911,400	
						COMMERC.	3220	862,200	862,200	
<b>SUPPLEMENTAL DATA</b>						COM LAND	3220	2,300,000	2,300,000	<b>VISION</b>
Alt Prcl ID		Split Zonin RG;RF-1		Plan Ref. 564/26; 654/10		Total				
#DL 1 PCL I & PCL 2; PCL 13-LS-		#DL 2		Life Estate PP STATU		4,073,600				4,073,600
GIS ID F_981081_2710015		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GOODWIN, JAMES B TR	31383	0046	07-02-2018	Q	I	3,250,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
ANDERSON, WILLIAM E & AUDREY P TRS	28244	0275	07-02-2014	U	I	53,000	1	2023	3160	893,700	2022	3160	806,000	2021	3160	811,200	
ANDERSON, WILLIAM E & AUDREY P TRS	4945	0139	03-03-1986	U	I	1	A		3220	859,500		3220	785,600		3220	722,600	
ANDERSON, WILLIAM E	2387	0161	08-23-1976	U		0			3220	2,300,000		3220	1,607,300		3220	1,607,300	
Total								4,053,200		Total		3,198,900		Total		3,204,100	

EXEMPTIONS			OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
Total		0.00						This signature acknowledges a visit by a Data Collector or Assessor	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
CI15				BARNS	Appraised Bldg. Value (Card)	1,700,300	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	73,300	
					Appraised Land Value (Bldg)	2,300,000	
					Special Land Value	0	
					Total Appraised Parcel Value	4,073,600	
					Valuation Method	C	
					Total Appraised Parcel Value	4,073,600	

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
									01-17-2023	SR	02		02	Bldg Permit Completed

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			
2	3161	COMM WHSE M	SPLI	1		0.000	AC	0.00	1.00000	0	1.00	1.000			0	0			
Total Card Land Units						0.00	AC	Parcel Total Land Area: 4.33						Total Land Value					2,300,000

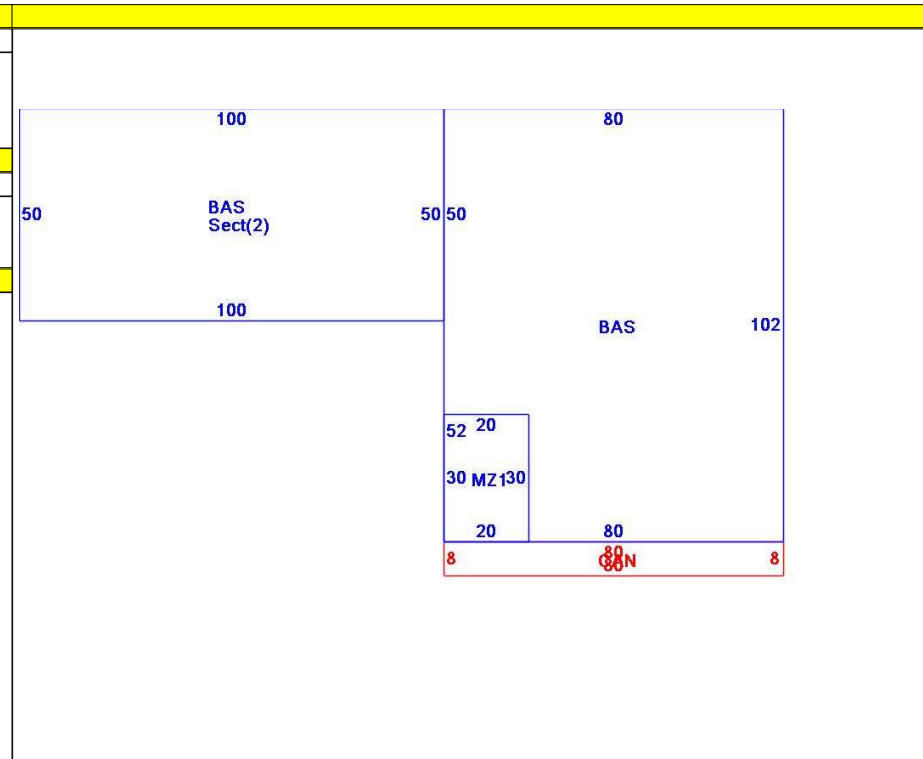
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	53	Pre-Eng Warehs			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished	RCN		833,559
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1975
Heating Type	03	Hot Air-No Duc	Effective Year Built		1993
AC Type	03	Central	Depreciation Code		G
Size Adj Tbl	316I	COMM WHSE M96	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		20
Full Bathrooms	0		Functional Obsol		0
Bath Split	02	0 Full-2 Half	External Obsol		0
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	02	HEAT/AC SPLIT	Condition		
Frame Type	05	STEEL	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		80
Ceiling/Wall	08	TYPICAL	RCNLD		660,800
Common Wall	00	0%	Dep % Ovr		
Wall Height	24.00		Dep Ovr Comment		
1st Floor Use:	316I		Misc Imp Ovr		
Sewer Occupan			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
SHED	Shed	L	80	18.00	2010		82		0.00	1,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	8,160	8,160	8,160	63.08	514,712
CAN	Canopy	0	640	64	6.31	4,037
MZ1	Mezz Unfin	300	600	240	25.23	15,139
Ttl Gross Liv / Lease Area		8,460	9,400	8,464		533,888



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>
GOODWIN, JAMES B TR HOTWATER III REALTY TRUST PO BOX 977						Description	Code	Appraised	Assessed	
HYANNIS MA 02601		<b>SUPPLEMENTAL DATA</b>			COMMERC.	3160	911,400	911,400		
Alt Prcl ID Split Zonin RG;RF-1 BID Parcel ResExpt Q #DL 1 PCL I & PCL 2; PCL 13-LS- #DL 2 GIS ID F_981081_2710015		Plan Ref. 564/26; 654/10 Land Ct# #SR Life Estate PP STATU Assoc Pid#			COMMERC.	3220	862,200	862,200		
					COM LAND	3220	2,300,000	2,300,000		
						Total	4,073,600	4,073,600		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GOODWIN, JAMES B TR	31383	0046	07-02-2018	Q	I	3,250,000	00	Year	Code	Assessed	Year	Code	Assessed
ANDERSON, WILLIAM E & AUDREY P TRS	28244	0275	07-02-2014	U	I	53,000	1	2023	3160	893,700	2022	3160	806,000
ANDERSON, WILLIAM E & AUDREY P TRS	4945	0139	03-03-1986	U	I	1	A		3220	859,500		3220	785,600
ANDERSON, WILLIAM E	2387	0161	08-23-1976	U		0			3220	2,300,000		3220	1,607,300
								Total	4,053,200	Total	3,198,900	Total	3,204,100

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CI15				BARNS

NOTES			
CAPE COD BEER			

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
									01-17-2023	SR	02		02	Bldg Permit Completed

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	
2	3161	COMM WHSE M	SPLI	1		0.000	AC	0.00	1.00000	0	1.00	1.000		0	0	0	
Total Card Land Units						0.00	AC	Parcel Total Land Area: 4.33						Total Land Value			2,300,000

This signature acknowledges a visit by a Data Collector or Assessor

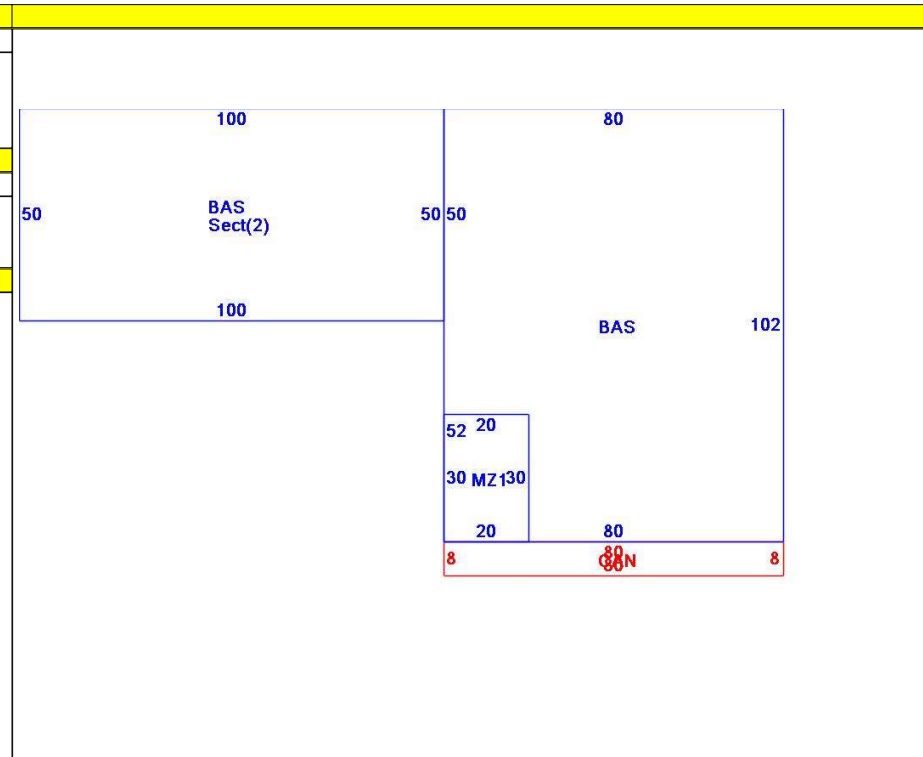
**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card) 1,700,300  
 Appraised Xf (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 73,300  
 Appraised Land Value (Bldg) 2,300,000  
 Special Land Value 0  
 Total Appraised Parcel Value 4,073,600  
 Valuation Method C  
 Total Appraised Parcel Value 4,073,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	53	Pre-Eng Warehs			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished	RCN		833,559
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1987
Heating Type	03	Hot Air-No Duc	Effective Year Built		1991
AC Type	03	Central	Depreciation Code		A
Size Adj Tbl	316l	COMM WHSE M96	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		22
Full Bathrooms	0		Functional Obsol		0
Bath Split	02	0 Full-2 Half	External Obsol		0
Rms/Partitions	03	ABOVE AVERAGE	Trend Factor		1
Heat/AC	02	HEAT/AC SPLIT	Condition		
Frame Type	05	STEEL	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		78
Ceiling/Wall	08	TYPICAL	RCNLD		660,800
Common Wall	02	10%	Dep % Ovr		
Wall Height	18.00		Dep Ovr Comment		
1st Floor Use:	316l		Misc Imp Ovr		
Sewer Occupan			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,000	5,000	5,000	59.93	299,672	
Ttl Gross Liv / Lease Area		5,000	5,000	5,000		299,672	





CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	53	Pre-Eng Warehs			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	27	Pre-finsh Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-No Duc			
AC Type	01	None			
Size Adj Tbl	316l	COMM WHSE M96			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	01	0 Full-1 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	22.00				
1st Floor Use:	316l				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
316l	COMM WHSE M96	100
		0
		0

COST / MARKET VALUATION	
RCN	304,140
Year Built	1985
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	249,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

24		100	
40	MZ1	40	BAS
24		100	

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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,000	4,000	4,000	69.38	277,500	
MZ1	Mezz Unfin	480	960	384	27.75	26,640	
Ttl Gross Liv / Lease Area		4,480	4,960	4,384		304,140	

