

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FIRST HYANNIS REALTY LLC C/O MOE TARKINOW THE TARKINOW GROUP 105 FLAGLER PROMENADE N WEST PALM BE FL 33405						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3220	8,339,200	8,339,200	
						COM LAND	3220	6,926,000	6,926,000	VISION
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin		Plan Ref. 625/34						
BID Parcel		ResExpt Q		Land Ct#						
#DL 1 LOT 1		#DL 2		Life Estate						
GIS ID F_982256_2709897				PP STATU						
				Assoc Pid#						
						Total		15,265,200	15,265,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FIRST HYANNIS REALTY LLC	18448	0018	04-13-2004	U	I	2,861,500	1P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAPE COD AGGREGATES CORP	C1169	0	03-13-1989	U	V	1	1	2023	3220	8,424,300	2022	3220	7,416,900	2021	3220	7,043,800
LORUSSO, SAMUELA ET ALS	C108	0	11-13-1986	U	V	35,000	1A		3220	6,926,000		3220	5,050,200		3220	5,050,200
LORUSSO, PAUL	C654	0	09-17-1975	Q		140	U								3220	521,300
								Total		15,350,300	Total		12,467,100	Total		12,615,300

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI17			BARNS

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			7,475,300
Appraised Xf (B) Value (Bldg)			342,600
Appraised Ob (B) Value (Bldg)			521,300
Appraised Land Value (Bldg)			6,926,000
Special Land Value			0
Total Appraised Parcel Value			15,265,200
Valuation Method			C
Total Appraised Parcel Value			15,265,200

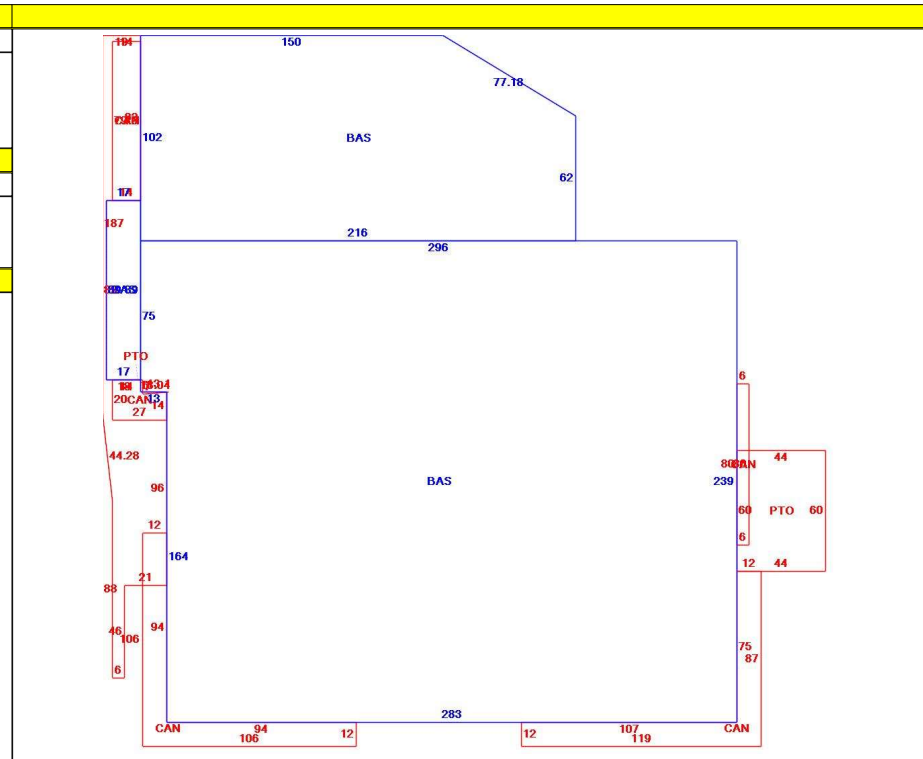
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-3560	11-21-2019	881	Alt-Int work-Co	65,000		100		BJ's Wholesale Club - Minor U	04-29-2020	GM	04		FR	Field Review
16-347	03-10-2016	803	Addn Alt-Comm	1,500,000	07-12-2016	100	06-30-2017	Alteration & Addition 20,048 sq	10-18-2019	CK	22		22	Change of Address
201003845	08-03-2010	CM	Commercial	4,500	06-30-2011	100	06-30-2011	REPLACE 2 DELI CASES, RE	02-14-2017	JR	01		02	Bldg Permit Completed
200703402	06-05-2007	CM	Commercial	6,500	06-30-2008	100	06-30-2008	COOLER	08-25-2016	JR	01		13	CALL BACK
89315	12-28-2005	CM	Commercial	16,400	06-30-2008	100	06-30-2008		04-12-2016	JR	03		16	In Office Review
77536	06-25-2004	NC	New Constructi	2,289,798	08-08-2005	100	01-01-2005		06-18-2014	AL	03		16	In Office Review
									06-09-2014	JR	03		16	In Office Review

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	B	1		11.660	AC	330,000.00	1.00000	C	1.00	CI17	2.000	ALL SITE		0	594,000	6,926,000
Total Card Land Units						11.66	AC	Parcel Total Land Area: 11.66						Total Land Value		6,926,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	26	Discount Whse			
Model	96	Ind/Comm			
Grade	B	Custom			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	08	Typical			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3221	STORE M96			
Total Rooms	1				
Bedrooms	0				
Full Bathrooms	1				
Bath Split	0				
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	31.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3221	STORE M96	100
		0
		0

COST / MARKET VALUATION		
RCN		8,125,370
Year Built	2004	
Effective Year Built	2009	
Depreciation Code	G	
Remodel Rating		
Year Remodeled		
Depreciation %	8	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	92	
RCNLD		7,475,300
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	188,70	3.00	2004		70		0.00	396,300
GEN2	Commercial Ge	L	1	61500.00	2004		70		0.00	43,100
SGN3	DBL SIDED W/I	L	64	199.92	2004		70		0.00	9,000
SPO2	SIGN POST ST	L	12	73.02	2004		85		0.00	700
LT1	LT POLE W/MH	L	18	4251.00	2004		70		0.00	53,600
RFCC	Reinforced Con	L	2,640	7.25	2016		97		0.00	18,600
SPR1	SPRINKLERS-	B	90,837	4.10	2012		92		0.00	342,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	90,837	90,837	90,837	88.42	8,032,171	
CAN	Canopy	0	6,776	678	8.85	59,951	
PTO	Patio	0	7,518	376	4.42	33,247	
Ttl Gross Liv / Lease Area		90,837	105,131	91,891		8,125,369	

