

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MITROKOSTAS, ALEXANDER & EKAT						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
73 ADAMS ROAD						COMMERC.	3220	539,100	539,100	
WEST YARMOU MA 02673						COM LAND	3220	212,800	212,800	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 17 #DL 2 GIS ID F_983064_2698882			Plan Ref. Land Ct# 22825-F #SR Life Estate PP STATU Assoc Pid#							
						Total 751,900 751,900				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MITROKOSTAS, ALEXANDER & EKATERINI		35936	189	04-11-2022	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MITROKOSTAS, ALEXANDER & EKATERINI		#D10	0	01-14-2005	U	I	0	1F	2023	3220	539,100	2022	3220	494,700	2021	3220	468,000
MITROKOSTAS, ALEXANDER & EKATERINI		C855	0	05-19-1981	Q	V	180,000	00		3220	212,800		3220	212,800		3220	212,800
										3220			3220	26,700			
Total									751,900		Total		707,500		Total		707,500

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											
CI09						HYAN											

NOTES										VISIT / CHANGE HISTORY									
-NE PIZZA RST -CRE RETAIL -VAC SUITE(WAS ATOMIC)RTL										Date	Id	Type	Is	Cd	Purpost/Result				
										04-29-2020	GM	04		FR	Field Review				
										09-13-2018	SR	02		03	Cycl Insp Comp				
										12-16-2014	JR	03		03	Cycl Insp Comp				
										06-15-1986	RW								
										Total Appraised Parcel Value					751,900				

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
SIGN-21-34	04-27-2021	836	Sign	0		100		ROAD BUSINESS SIGN		04-29-2020	GM	04		FR	Field Review				
SIGN-21-28	04-26-2021	836	Sign	0		100		It will be the name of the busin		09-13-2018	SR	02		03	Cycl Insp Comp				
201005010	09-23-2010	RW	Repair Work	20,000	03-22-2011	100	06-30-2011	REPAIR STORE FRONT VEHI		12-16-2014	JR	03		03	Cycl Insp Comp				
										06-15-1986	RW								

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	3220	STORE/RTL M94	HB	4		0.440	AC	330,000.00	1.46556	C	1.00	CI09	1.000		0	483,648	212,800		
Total Card Land Units						0.44	AC	Parcel Total Land Area: 0.44						Total Land Value					212,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	105	Strip Retail			
Model	94	Commercial			
Grade	C-	Average Minus			
Stories	1				
Occupancy	3.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	20	Brick/Masonry			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
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	3220	STORE/RTL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
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	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3260				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3220	STORE/RTL M94	100
		0
		0

COST / MARKET VALUATION	
RCN	687,460
Year Built	1963
Effective Year Built	1985
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	508,700
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	16,500	3.00	1985		32		0.00	15,800
SGN2	DOUBLE SIDE	L	36	39.53	2000		62		0.00	900
SPO2	SIGN POST ST	L	12	73.02	2000		62		0.00	500
FPL1	Fireplace 1 stor	B	1	5000.00	1986		74		0.00	3,700
TRS	Trash Encl-6' w/	L	1	3401.00	2000		62		0.00	2,100
LTHL	Halide Light Flx	L	2	1495.00	2000		62		0.00	1,900
SGN3	DBL SIDED W/I	L	32	199.92	2000		62		0.00	4,000
SGNP	SIGN POST 6"	L	18	10.66	2000		62		0.00	100
PAT1	Patio- Average	L	400	5.89	2000		62		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,080	2,080	2,080	104.96	218,308
BMT	Basement Area	0	768	154	21.05	16,163
CAN	Canopy	0	260	26	10.50	2,729
FPC	Open Porch Conc. Floor	0	160	24	15.74	2,519
RST	Restaurant Area	3,160	3,160	4,266	141.69	447,741
Ttl Gross Liv / Lease Area		5,240	6,428	6,550		687,460

