

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CUMBERLAND FARMS INC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
165 FLANDERS ROAD								COMMERC.	3250	757,700	757,700		
WESTBOROUG MA 01581								COM LAND	3250	364,200	364,200		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID						Plan Ref.							
Split Zonin						Land Ct# 22825-H & J							
BID Parcel						#SR							
ResExpt Q						Life Estate							
#DL 1 LOT 21 & 28						PP STATU							
#DL 2						Assoc Pid#							
GIS ID F_982871_2698882						Total						1,121,900	1,121,900

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CUMBERLAND FARMS INC				#D44 0	10-13-1987	U	I	0	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
V S H REALTY INC				C382 0	07-29-1966	U		0		2023	3250	757,700	2022	3250	757,700	2021	3250	730,200
											3250	364,200		3250	303,500		3250	303,500
																	3250	37,900
										Total			Total			Total		
										1,121,900			1,061,200			1,071,600		

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												
CI13				HYAN												

NOTES												APPRAISED VALUE SUMMARY						
-WEST GATE MED EQUIP 5,700 SF												Appraised Bldg. Value (Card)						719,800
-GOLDEN FOUNTAIN RESTAURANT 1,200 SF												Appraised Xf (B) Value (Bldg)						0
-VAC BAY 2,200 SF												Appraised Ob (B) Value (Bldg)						37,900
												Appraised Land Value (Bldg)						364,200
												Special Land Value						0
												Total Appraised Parcel Value						1,121,900
												Valuation Method						C
												Total Appraised Parcel Value						1,121,900

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	
EXPR-22-1	11-14-2022	835	Sid/Wind/Roof/	9,035		100		Strip old roof shingles and inst	04-29-2020	GM	04		FR	Field Review	
83103	03-31-2005	NR	New Roof	42,000	06-30-2005	100	06-30-2005		06-28-2019	SR	02		03	Cycl Insp Comp	
77332	06-16-2004	RE	Remodel	22,657	08-10-2005	100	01-01-2005		06-14-2018	RB	22		22	Change of Address	
68429	04-29-2003	RE	Remodel	11,475	08-20-2004	100	01-01-2005	BUILDING FOSCIA	12-16-2014	JR	03		03	Cycl Insp Comp	
									08-10-2005	JS	02		02	Bldg Permit Completed	
									08-20-2004	PT	02		02	Bldg Permit Completed	
									06-15-1986	RW					

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	3250	OFFC/RETAIL M	HB	4		0.690	AC	330,000.00	1.06631	C	1.00	CI13	1.500		0	527,835	364,200
Total Card Land Units						0.69	AC	Parcel Total Land Area: 0.69						Total Land Value		364,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	3.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	19	Brick Veneer			
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	3250	OFFC/RETAIL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	04	0 Full-4 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3251				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3250	OFFC/RETAIL M94	100
		0
		0

COST / MARKET VALUATION		
RCN		1,043,130
Year Built		1967
Effective Year Built		1979
Depreciation Code		F
Remodel Rating		
Year Remodeled		
Depreciation %	31	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	69	
RCNLD		719,800
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	20,000	3.00	1985		32		0.00	19,200
SGN2	DOUBLE SIDE	L	50	39.53	2000		62		0.00	1,200
SPO2	SIGN POST ST	L	24	73.02	2000		62		0.00	1,100
FNC3	FENCE-6' CHAI	L	28	22.04	2000		62		0.00	400
GEN	Emergency Ge	L	1	5550.00	2018		98		0.00	5,400
FNC2	Fence-6' Wd	L	210	27.85	2000		62		0.00	3,600
TRS	Trash Encl-6' w/	L	2	3401.00	2000		62		0.00	4,200
PKBR	Parking Bumper	L	8	52.17	2000		62		0.00	300
PAT1	Patio- Average	L	957	5.89	1994		50		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	9,160	9,160	9,160	113.11	1,036,117
CAN	Canopy	0	624	62	11.24	7,013
Ttl Gross Liv / Lease Area		9,160	9,784	9,222		1,043,130

