

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MAYFLOWER CAPE COD LLC C/O HYANNIS TRANSMISSION 104 ENTERPRISE ROAD							Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
							COMMERC.	3260	1,824,600	1,824,600	
HYANNIS MA 02601			SUPPLEMENTAL DATA				COM LAND	3260	617,200	617,200	
			Alt Prcl ID	Split Zonin HB;B	Plan Ref.	Land Ct# 29719-B, 13216-I	COMMERC.	3320	351,100	351,100	
			BID Parcel	ResExpt Q	Life Estate	PP STATU	COM LAND	3320	618,400	618,400	
			#DL 1 11, 12,	#DL 2 12, 13, 14	Assoc Pid#						
			GIS ID F_983746_2707034								
							Total		3,411,300	3,411,300	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MAYFLOWER CAPE COD LLC	C154	0	09-02-1999	U	I	56,048,994	1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MAYFLOWER CAPE COD LLC	C154	0	09-02-1999	U	I	51,863,978	1		2023	3260	1,823,400	2022	3260	1,683,800	2021	3260	1,436,000
CAPE COD MALL LLC	C152	0	04-01-1999	U	V	1	1B			3260	617,200		3260	435,700		3260	435,700
CCM IYANNOUGH RD LLC	C149	0	08-20-1998	U	I	1,110,000	1			3320	351,100		3320	290,500		3260	262,300
RUSSELL, WILLIAM J JR	C124	0	08-15-1991	U	I	450,000	N			3320	618,400		3320	436,900		3320	251,700
							Total			3,410,100		Total	2,846,900		Total	2,861,400	

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

ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	B
CI15		HYAN

NOTES	
--HYANNIS TRANSMISSION--	

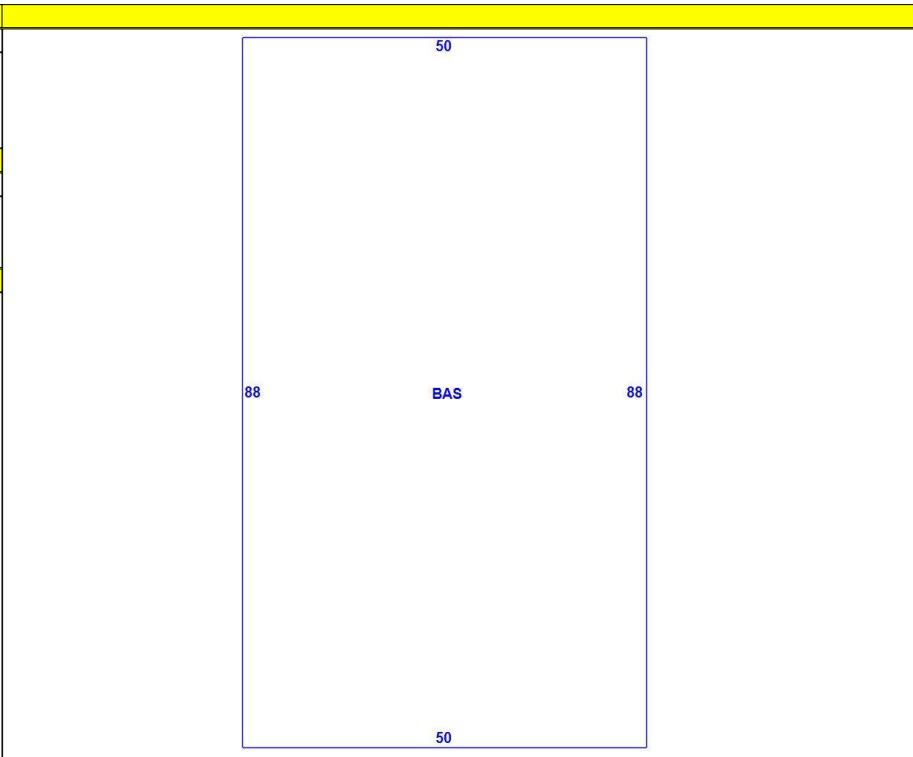
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
SM-23-93	09-20-2023	834	Sheet Metal	11,500		100		Installation of 8 circulating fans	04-29-2020	GM	04		FR	Field Review
BLDC-22-23	10-20-2022	802	Accessory-com	180,000	04-24-2023	100	06-30-2023	Install canopys over existing dr	07-03-2017	JR	01		02	Bldg Permit Completed
16-2722	09-16-2016	836	Sign	0	06-28-2017	100	06-30-2017	Two 23.33 sq ft wall signs & on	09-27-2016	JR	01		13	CALL BACK
16-773	06-02-2016	825	New Const - Co	850,000	06-28-2017	100	06-30-2017	NEW ONE-STORY CHICK-FIL	03-16-2015	AL	22		22	Change of Address
16-1506	06-01-2016	820	Foundation Onl	0	07-25-2016	100	06-30-2017	FOUNDATION ONLY FOR CH	12-17-2014	JR	03		03	Cycl Insp Comp
16-382	03-10-2016	803	Addn Alt-Comm	40,000	06-28-2017	100	06-30-2017	REMOVE AND DISPOSE OF	05-03-2000	GB	01		00	Meas/Listed-Interior Acces
37422	03-29-1999	DE	Demolish	20,000	01-01-2000	100	12-31-2000	DEMO 1/3 OF BLDG	05-21-1999	GB	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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	3320	AUTO REPAIR	SPLI	4		1.000	AC	330,000.00	1.00000	C	1.00	CI15	1.800		594,000	594,000
1	3320	AUTO REPAIR		4		0.360	AC	39,600.00	1.71043	R	1.00		1.000		67,731.84	24,400
Total Card Land Units						1.36	AC	Parcel Total Land Area: 2.64						Total Land Value		1,235,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	95	SvcGar/Gar/JS			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	3320	AUTO REPAIR			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3320				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3320	AUTO REPAIR	100
		0
		0

COST / MARKET VALUATION		
RCN		416,358
Year Built		1970
Effective Year Built		1987
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		25
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		75
RCNLD		312,300
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 Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	38,600	3.00	1985		32		0.00	37,100
SGN2	DOUBLE SIDE	L	24	39.53	2000		62		0.00	600
SPO2	SIGN POST ST	L	24	73.02	2000		62		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,400	4,400	4,400	94.63	416,358	
Ttl Gross Liv / Lease Area		4,400	4,400	4,400		416,358	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MAYFLOWER CAPE COD LLC C/O HYANNIS TRANSMISSION 104 ENTERPRISE ROAD							Description	Code	Appraised	Assessed		
							COMMERC.	3260	1,824,600	1,824,600		
HYANNIS MA 02601			SUPPLEMENTAL DATA				COM LAND	3260	617,200	617,200		
			Alt Prcl ID	Split Zonin HB;B	Plan Ref.	Land Ct# 29719-B, 13216-I	COMMERC.	3320	351,100	351,100		
			BID Parcel	ResExpt Q	Life Estate	PP STATU	COM LAND	3320	618,400	618,400		
			#DL 1 11, 12,	#DL 2 12, 13, 14	Assoc Pid#							
			GIS ID F_983746_2707034				Total		3,411,300	3,411,300		

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MAYFLOWER CAPE COD LLC	C154	0	09-02-1999	U	I	56,048,994	1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MAYFLOWER CAPE COD LLC	C154	0	09-02-1999	U	I	51,863,978	1		2023	3260	1,823,400	2022	3260	1,683,800	2021	3260	1,436,000
CAPE COD MALL LLC	C152	0	04-01-1999	U	V	1	1B			3260	617,200		3260	435,700		3260	435,700
CCM IYANNOUGH RD LLC	C149	0	08-20-1998	U	I	1,110,000	1			3320	351,100		3320	290,500		3260	262,300
RUSSELL, WILLIAM J JR	C124	0	08-15-1991	U	I	450,000	N			3320	618,400		3320	436,900		3320	251,700
									Total		3,410,100	Total		2,846,900	Total		2,861,400

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				HYAN										

NOTES													APPRAISED VALUE SUMMARY					
CHICK-FIL-A (FRONTS ON RTE 132)													Appraised Bldg. Value (Card)					1,848,800
													Appraised Xf (B) Value (Bldg)					25,800
													Appraised Ob (B) Value (Bldg)					301,100
													Appraised Land Value (Bldg)					1,235,600
													Special Land Value					0
													Total Appraised Parcel Value					3,411,300
													Valuation Method					C
													Total Appraised Parcel Value					3,411,300

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	
									04-24-2023	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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value				
2	326F	REST/FASTFD	SPLI	4		1.000	AC	330,000.00	1.00000	C	1.00	CI15	1.800		0	594,000	594,000			
2	326F	REST/FASTFD		4		0.280	AC	39,600.00	2.09523	R	1.00		1.000		0	82,969.92	23,200			
						Total Card Land Units	1.28	AC	Parcel Total Land Area: 2.64								Total Land Value	1,235,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	Fast Food Chain			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	30	Cement Siding			
Exterior Wall 2	21	Stone/Masonry			
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	326F	REST/FASTFD M94			
Total Rooms	04				
Bedrooms	0				
Full Bathrooms	0				
Bath Split	04	0 Full-4 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	16.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
326F	REST/FASTFD M94	100
		0
		0

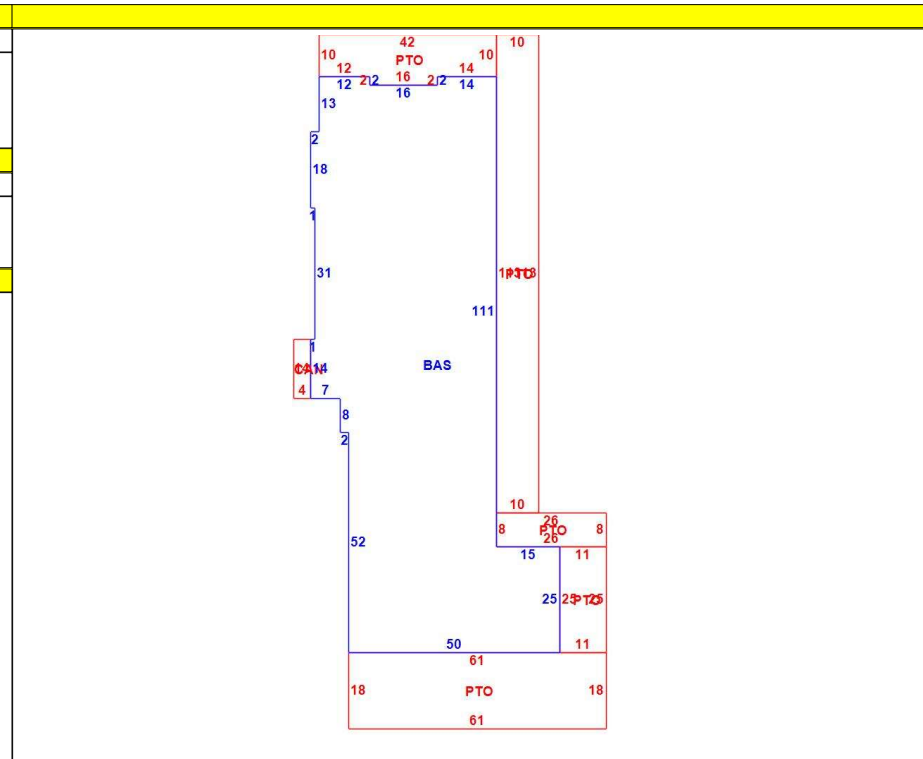
COST / MARKET VALUATION		
RCN		1,567,821
Year Built		2016
Effective Year Built		2016
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	2	
Functional Obsol		
External Obsol		
Trend Factor	1	
Condition		
Condition %		
Percent Good	98	
RCNLD		1,536,500
Dep % Ovr		
Dep Ovr Comment		
Misc 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
DUW	DRIVE-UP WIN	B	1	2798.00	2018		98		0.00	2,700
SPR1	SPRINKLERS-	B	5,746	4.10	2018		98		0.00	23,100
PAT1	Patio- Average	L	2,220	5.89	2016		94		0.00	10,000
PAV1	PAVING-ASPH	L	23,000	3.00	2016		94		0.00	64,900
CCCB	Concrete Curb	L	3,163	12.49	2016		94		0.00	37,100
LT1	LT POLE W/MH	L	14	4251.00	2016		94		0.00	55,900
FGPL	Flagpole-25'	L	1	2229.00	2016		94		0.00	2,100
RFCC	Reinforced Con	L	10,700	7.25	2016		94		0.00	72,900
SGN3	DBL SIDED W/I	L	60	199.92	2016		94		0.00	11,300
SPOS	SIGN POST ST	L	8	223.96	2016		94		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,746	5,746	5,746	265.28	1,524,314
CAN	Canopy	0	56	6	28.42	1,592
PTO	Patio	0	3,163	158	13.25	41,915
Ttl Gross Liv / Lease Area		5,746	8,965	5,910		1,567,821



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MAYFLOWER CAPE COD LLC C/O HYANNIS TRANSMISSION 104 ENTERPRISE ROAD HYANNIS MA 02601						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA VISION
						COMMERC.	3260	1,824,600	1,824,600	
						COM LAND	3260	617,200	617,200	
		SUPPLEMENTAL DATA				COMMERC.	3320	351,100	351,100	
		Alt Prcl ID Split Zonin HB;B BID Parcel ResExpt Q #DL 1 11, 12, #DL 2 12, 13, 14 GIS ID F_983746_2707034				Plan Ref. Land Ct# 29719-B, 13216-I #SR Life Estate PP STATU Assoc Pid#	COM LAND	3320	618,400	
						Total		3,411,300	3,411,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	3260	1,823,400	2022	3260	1,683,800	2021	3260	1,436,000
									3260	617,200		3260	435,700		3260	435,700
									3320	351,100		3320	290,500		3260	262,300
									3320	618,400		3320	436,900		3320	251,700
								Total		3,410,100	Total		2,846,900	Total		2,861,400

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									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Bldg. Value (Card)	1,848,800
CI15				HYAN				Appraised Xf (B) Value (Bldg)	25,800
							Appraised Ob (B) Value (Bldg)	301,100	
							Appraised Land Value (Bldg)	1,235,600	
							Special Land Value	0	
							Total Appraised Parcel Value	3,411,300	
							Valuation Method	C	
							Total Appraised Parcel Value	3,411,300	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result

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

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	
Total Card Land Units						Parcel Total Land Area:						Total Land Value					1,235,600

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	21	Fast Food Chain									
Model	94	Commercial									
Grade	B	Custom									
Stories	1										
Occupancy	1.00										
Exterior Wall 1	30	Cement Siding									
Exterior Wall 2	21	Stone/Masonry									
Roof Structure	01	Flat									
Roof Cover	13	Elastomeric									
Interior Wall 1	05	Drywall									
Interior Wall 2											
Interior Floor 1	11	Ceram Clay Til									
Interior Floor 2											
Heating Fuel	03	Gas									
Heating Type	04	Hot Air									
AC Type	03	Central									
Size Adj Tbl	326F	REST/FASTFD M94									
Total Rooms	04										
Bedrooms	0										
Full Bathrooms	0										
Bath Split	04	0 Full-4 Half									
Rms/Partitions	02	AVERAGE									
Heat/AC	02	HEAT/AC SPLIT									
Frame Type	05	STEEL									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	06	CEIL & WALLS									
Common Wall	00	0%									
Wall Height	16.00										
1st Floor Use:											
Sewer Occupan											
MIXED USE											
		Code	Description			Percentage					
COST / MARKET VALUATION											
		RCN									
		Year Built									
		Effective Year Built									
		Depreciation Code									
		Remodel Rating									
		Year Remodeled									
		Depreciation %									
		Functional Obsol									
		External Obsol									
		Trend Factor									
		Condition									
		Condition %									
		Percent Good									
		RCNLD									
		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	
TRS	Trash Encl-6' w/	L	2	3401.00	2016		94		0.00	6,400	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											