

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA								
FCPT RESTAURANTS PROPERTIES DARDEN RESTAURANTS INC ATTN: PROPERTY LAW ADMIN DEP 1000 DARDEN CENTER DRIVE ORLANDO FL 32837						Description	Code	Appraised	Assessed									
						COMMERC.	3260	1,654,900	1,654,900	VISION								
						COM LAND	3260	1,170,100	1,170,100									
SUPPLEMENTAL DATA																		
Alt Prcl ID		Split Zonin HB;B		Plan Ref. 222/17														
#DL 1 LOT 1		#DL 2		Land Ct#														
GIS ID F_982447_2707971		Assoc Pid#		Life Estate														
				PP STATU														
						Total		2,825,000	2,825,000									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
FCPT RESTAURANTS PROPERTIES LLC		29274 0190	11-16-2015	U	I	10	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
GENERAL MILLS REST INC		9127 0296	04-15-1994	Q	V	660,000	U	2023	3260	1,672,400	2022	3260	1,320,100	2021	3260	1,188,000		
HYANNIS MASS HOTEL LTD PRSP		8593 0231	05-15-1993	U	V	3,886,356	L		3260	1,170,100		3260	885,500		3260	885,500		
MANNING, CHRISTOPHER J TR & INNKEEPERS, INC		8315 0308	11-15-1992	U	V	1	B					3260	145,600					
		6672 0011	03-15-1989	U	V	9,500,000	N	Total		2,842,500	Total		2,205,600	Total		2,219,100		
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		Appraised Bldg. Value (Card)				1,509,300					
CI23							HYAN		Appraised Xf (B) Value (Bldg)				0					
								Appraised Ob (B) Value (Bldg)				145,600						
								Appraised Land Value (Bldg)				1,170,100						
								Special Land Value				0						
								Total Appraised Parcel Value				2,825,000						
								Valuation Method				C						
								Total Appraised Parcel Value				2,825,000						
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				
18-3196	09-27-2018	835	Sid/Wind/Roof/	25,000		100		replace roof shingles on side d	04-29-2020	GM	04		FR	Field Review				
201505511	10-06-2015	CM	Commercial	360,000		100		REFURBISHMENT OF EXISTI	12-18-2014	JR	03		03	Cycl Insp Comp				
201506175	09-21-2015	SG	Sign	0		100		REFACE EXISTING SIGNS O	08-09-2005	JS	02		02	Bldg Permit Completed				
75715	04-01-2004	RA	Remodel-Additi	110,000	08-09-2005	100	01-01-2005		06-26-2001	GB	01		00	Meas/Listed-Interior Acces				
49407	10-19-2000	WD	Wood Deck	30,000	01-01-2001	100	12-31-2001	CONC PATIO	08-15-1995	ML	01		00	Meas/Listed-Interior Acces				
10618	09-01-1995	RE	Remodel	29,000	01-15-1996	100	12-31-1996	HY REMOD'										
B36986	08-01-1994	NC	New Constructi	750,000	01-15-1996	100	12-31-1996	HY RESTAU										
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	3260	REST/CLUBS M	SPLI	4		1.380	AC 330,000.00	1.00000	C	1.00	CI23	2.500	SITE		0	825,000	1,138,500	
1	3260	REST/CLUBS M		4		0.910	AC 39,600.00	0.87637	R	1.00		1.000	EXCS		0	34,705.44	31,600	
Total Card Land Units						2.29	AC	Parcel Total Land Area: 2.29						Total Land Value				1,170,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
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	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3260				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3260	REST/CLUBS M94	100
		0
		0

COST / MARKET VALUATION	
RCN	1,754,945
Year Built	1994
Effective Year Built	2001
Depreciation Code	G
Remodel Rating	04
Year Remodeled	2015
Depreciation %	14
Functional Obsol	0
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	1,509,300
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	70,000	3.00	1994		50		0.00	105,000
SGN2	DOUBLE SIDE	L	40	39.53	2000		62		0.00	1,000
SPOS	SIGN POST ST	L	18	223.96	2000		81		0.00	3,300
LT1	LT POLE W/MH	L	8	4251.00	1994		50		0.00	17,000
LP10	Light Pole per L	L	150	108.16	1994		50		0.00	8,100
LTHL	Halide Light Flx	L	15	1495.00	1994		50		0.00	11,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	8,424	8,424	8,424	204.54	1,723,037
CAN	Canopy	0	230	23	20.45	4,704
FOP	Open Porch	0	489	73	30.53	14,931
PTO	Patio	0	1,200	60	10.23	12,272
Ttl Gross Liv / Lease Area		8,424	10,343	8,580		1,754,944

