

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COOKES RESTAURANTS INC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
PO BOX 940								COMMERC.	3260	783,100	783,100	
EAST DENNIS MA 02641								COM LAND	3260	899,300	899,300	
SUPPLEMENTAL DATA												
Alt Prcl ID						Plan Ref.						VISION
Split Zonin						Land Ct# 24921-G						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 LOT 16						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_982323_2708515								Total		1,682,400	1,682,400	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COOKES RESTAURANTS INC				D994 0	02-23-2005	U	I	0		Year	Code	Assessed	Year	Code	Assessed
COOKES REST HYANNIS INC				C729 0	12-07-1961	U		0		2023	3260	713,500	2022	3260	562,900
											3260	899,300		3260	674,400
														3260	47,000
										Total		1,612,800	Total		1,237,300
										Total		1,237,300	Total		1,237,300

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																
Nbhd		Nbhd Name		B		Tracing		Batch								
CI23								HYAN								
NOTES																
THE KNACK																
OOC																
								Total Appraised Parcel Value				1,682,400				
								Valuation Method				C				
								Total Appraised Parcel Value				1,682,400				

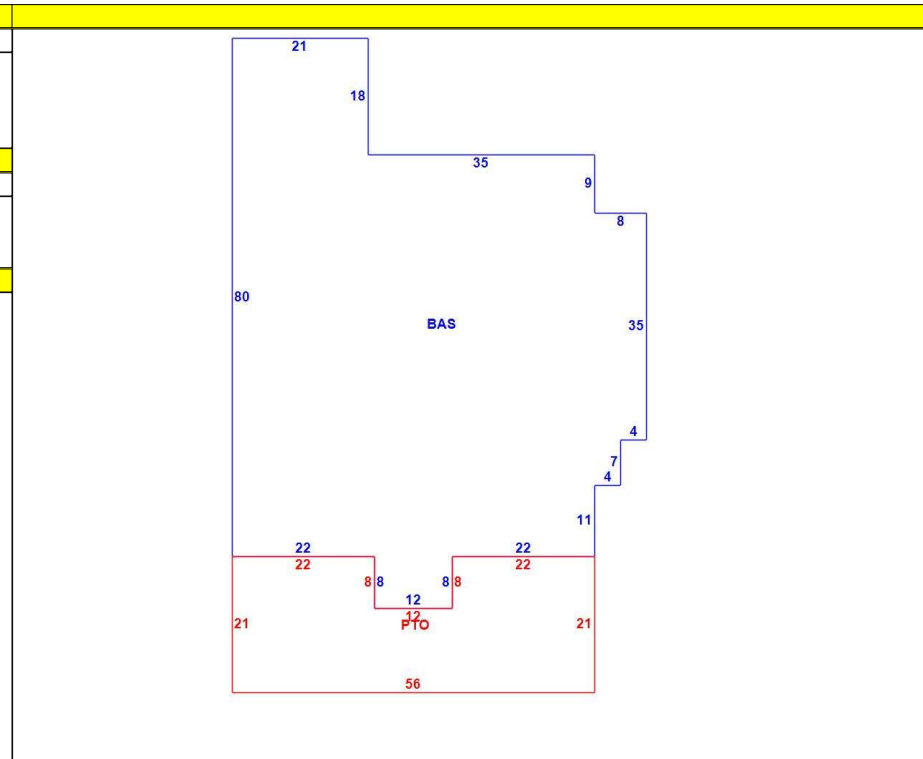
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
SIGN-23-33	04-12-2023	836	Sign	0	06-30-2023	100	06-30-2023	Building sign attached to front	09-06-2023	SR	01	6	02	Bldg Permit Completed
SIGN-23-17	04-12-2023	836	Sign	0	06-30-2023	100	06-30-2023	Freestanding, double sided sig	08-18-2022	CK	03		16	In Office Review
SM-21-49	05-06-2021	834	Sheet Metal	48,000	06-30-2021	100	06-30-2021	Install 2 - Kitchen exhaust hoo	04-29-2020	GM	04		FR	Field Review
BLDC-21-46	03-03-2021	838	Solar Panel-Co	20,650	01-14-2022	100	06-30-2022	COMPLETED 1/14/2022 Instal	11-27-2019	CK	22		22	Change of Address
TB-20-3474	01-11-2021	803	Addn Alt-Comm	1,623,992	09-06-2023	100	06-30-2023	Renovation of existing restaur	09-14-2018	SR	02		03	Cycl Insp Comp
16-494	03-14-2016	835	Sid/Wind/Roof/	20,000	06-30-2016	100	06-30-2016	strip roof and install new archit						
201303863	06-18-2013	CM	Commercial	6,000	06-30-2013	100	06-30-2013	REROOF 19SQ STRIPPING						

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	3260	REST/CLUBS M	HB	4		1.090 AC	330,000.00	1.00000	C	1.00	CI23	2.500		0	825,000	899,300	
Total Card Land Units						1.09 AC	Parcel Total Land Area: 1.09						Total Land Value				899,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	06	Vertical Sidin			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	23	Laminate			
Interior Floor 2					
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	02	0 Full-2 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	10.00				
1st Floor Use:	3260				
Sewer Occupan					

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

COST / MARKET VALUATION		
RCN		811,744
Year Built		1975
Effective Year Built		1993
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	20	
Functional Obsol	0	
External Obsol		
Trend Factor	1	
Condition		
Condition %		
Percent Good	80	
RCNLD		649,400
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	21,000	3.00	2018		98		0.00	61,700
SGN2	DOUBLE SIDE	L	60	39.53	2021		100		0.00	2,400
SGNP	SIGN POST 6"	L	36	10.66	2021		100		0.00	400
LT1	LT POLE W/MH	L	7	4251.00	2021		100		0.00	29,800
TRS	Trash Encl-6' w/	L	1	3401.00	2021		100		0.00	3,400
FNC2	Fence-6' Wd	L	380	27.85	2018		98		0.00	10,400
SPR1	SPRINKLERS-	B	4,254	4.10			80		0.00	14,000
SOL2	Solar PV Panel	B	34	725.00			0		0.00	0
FPLG	Gas Fireplace-	B	1	2500.00			80		0.00	2,000
PAT2	Patio-Good	L	1,080	9.94	2022		100		0.00	9,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,254	4,254	4,254	188.43	801,569	
PTO	Patio	0	1,080	54	9.42	10,175	
Ttl Gross Liv / Lease Area		4,254	5,334	4,308		811,744	

