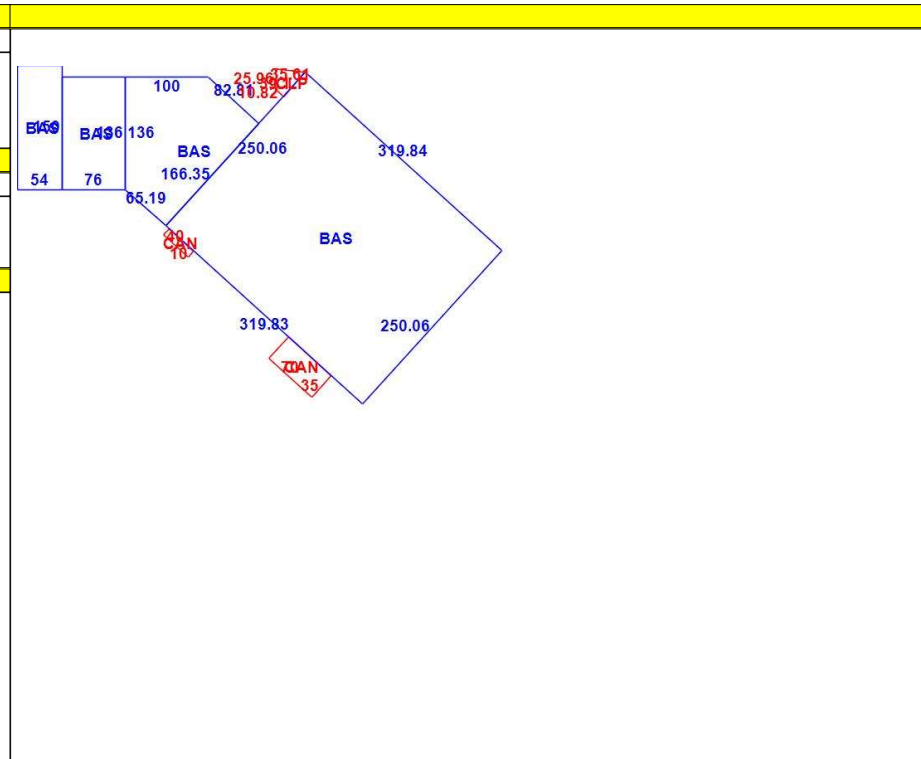


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION								
BV SOUTHWIND LLC C/O BANDERA VENTURES LP 5820 W NORTHWEST HWY SUITE 20 DALLAS TX 75225						Description	Code	Appraised	Assessed									
						COMMERC.	3220	7,654,900	7,654,900									
						COM LAND	3220	9,559,400	9,559,400									
SUPPLEMENTAL DATA																		
Alt Prcl ID Split Zonin IND;B BID Parcel ResExpt Q #DL 1 PART OF LOTS 1A, 1E & 11 #DL 2 GIS ID F_983689_2709266						Plan Ref. 543/20 Land Ct# #SR Life Estate PP STATU Assoc Pid#												
						Total		17,214,300	17,214,300									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
BV SOUTHWIND LLC		C229 0	05-04-2022	U	I	61,750,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
OCW RETAIL HYANNIS LLC		C183 0	05-08-2007	U	I	42,700,000	1V	2023	3220	7,654,900	2022	3220	6,543,600	2021	3220	5,837,700		
FLATLEY, JOHN J ET AL TRS		C182 0	12-29-2006	U	I	21,895,000	1V		3220	9,559,400		3220	8,385,300		3220	8,385,300		
FLATLEY, THOMAS J		11757 0345	10-13-1998	U	V	1	1B					3220	299,400					
FLATELEY, THOMAS		4950 0137	03-05-1986	U		0		Total		17,214,300	Total		14,928,900	Total		14,522,400		
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												
CI25						BARNs												
NOTES										Appraised Bldg. Value (Card) 6,831,700								
-HOME DEPOT										Appraised Xf (B) Value (Bldg) 395,300								
-AC MOORE										Appraised Ob (B) Value (Bldg) 427,900								
										Appraised Land Value (Bldg) 9,559,400								
										Special Land Value 0								
										Total Appraised Parcel Value 17,214,300								
										Valuation Method C								
										Total Appraised Parcel Value 17,214,300								
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			
BLDC-21-52	06-15-2021	803	Addn Alt-Comm	8,000,000	06-01-2022	100	06-30-2022	BUILDING EXPANSION (NEW		06-01-2022	SR	01		02	Bldg Permit Completed			
20-326	01-31-2020	836	Sign	0	06-30-2020	100	06-30-2020	ONE TEMPORARY AFIXED B		04-29-2020	GM	04		FR	Field Review			
16-381	02-29-2016	834	Sheet Metal	20,000	06-30-2016	100	06-30-2016	install hvac system		06-01-2018	TR	22		22	Change of Address			
201507689	11-16-2015	IN	Insulation	0	06-30-2016	100	06-30-2016	REMOVE STONE AND OLD R		09-22-2016	JR	03		16	In Office Review			
201506066	10-06-2015	CM	Commercial	49,000	05-23-2016	100	06-30-2016	PROPOSED IS LIMITED TO E		03-30-2015	JR	03		15	Abatement Review			
201505236	08-24-2015	CM	Commercial	627,000	05-23-2016	100	06-30-2016	INTERIOR ALTERATION AND		08-01-2012	JR	03		16	In Office Review			
201502313	06-10-2015	TF	Tenant Fitout	1,100,000	05-23-2016	100	06-30-2016	DEMOLISH PART OF BUILDI		04-28-2009	KLP	03		16	In Office Review			
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	3221	STORE M96	SPLI	1		8.000 AC	330,000.00	1.00000	C	1.00	CI25	4.000	SITE 3:1		0	1,188,000	9,504,000	
1	3221	STORE M96				1.680 AC	33,000.00	1.00000	0	1.00		1.000	EXCS		0	33,000	55,400	
Total Card Land Units						9.68 AC	Parcel Total Land Area: 9.68						Total Land Value 9,559,400					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	26	Discount Whse			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
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	3221	STORE M96			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	06	0 Full-6 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	24.00				
1st Floor Use:	3221				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3221	STORE M96	100
		0
		0

COST / MARKET VALUATION	
RCN	8,331,372
Year Built	1986
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	6,831,700
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	225.00	3.00	1987		50		0.00	337,500
LDKR	LOADING DK	L	665	32.36	2004		85		0.00	18,300
LT1	LT POLE W/MH	L	10	4251.00	1999		60		0.00	25,500
LTHL	Halide Light Flx	L	14	1495.00	1999		60		0.00	12,600
CNPF	Canopy-free sta	L	2,850	11.92	2022		100		0.00	34,000
SPR1	SPRINKLERS-	B	117,58	4.10	2022		82		0.00	395,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	117,584	117,584	117,584	70.64	8,306,510	
CAN	Canopy	0	2,850	285	7.06	20,133	
CLP	Loading Platform	0	665	67	7.12	4,733	
Ttl Gross Liv / Lease Area		117,584	121,099	117,936		8,331,376	

