

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
BV SOUTHWIND LLC							Description	Code	Appraised	Assessed		
C/O BANDERA VENTURES LP 5820 W NORTHWEST HWY SUITE 20 DALLAS TX 75225			SUPPLEMENTAL DATA Alt Prcl ID Split Zonin IND;B;HB Plan Ref. Land Ct# #SR Life Estate PP STATU #DL 1 LOTS 1A, 1E, 11 & 12 PAR #DL 2 GIS ID F_983886_2708469 Assoc Pid#				COMMERC.	3220	815,700	815,700		
							COM LAND	3220	1,000,000	1,000,000		
							COMMERC.	3230	7,183,600	7,183,600		
							COM LAND	3230	9,832,600	9,832,600		
							Total		18,831,900	18,831,900		

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	Year	Code	Assessed	Year	Code	Assessed		
BV SOUTHWIND LLC	C229	0	05-04-2022	U	I	61,750,000	1V	2023	3220	870,300	2022	3230	9,521,700	2021	3230	9,159,800
OCW RETAIL HYANNIS LLC	C183	0	05-08-2007	U	I	42,700,000	1V		3220	1,000,000		3230	9,008,700		3230	9,008,700
FLATLEY, JOHN J ET AL TRS	C182	0	12-29-2006	U	I	21,895,000	1V		3230	7,185,300		3230	559,100			
FLATLEY, THOMAS J	4559	0182	06-15-1985	U	V	0	D		3230	9,832,600						
LORUSSO, L PAUL & LILA LEE	3452	0070	03-15-1982	U		0										
Total								18,888,200	Total		18,530,400	Total		18,727,600		

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				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
CI25				HYAN	Appraised Bldg. Value (Card)	6,816,200	
					Appraised Xf (B) Value (Bldg)	624,000	
					Appraised Ob (B) Value (Bldg)	559,100	
					Appraised Land Value (Bldg)	10,832,600	
					Special Land Value	0	
					Total Appraised Parcel Value	18,831,900	
					Valuation Method	C	
					Total Appraised Parcel Value	18,831,900	

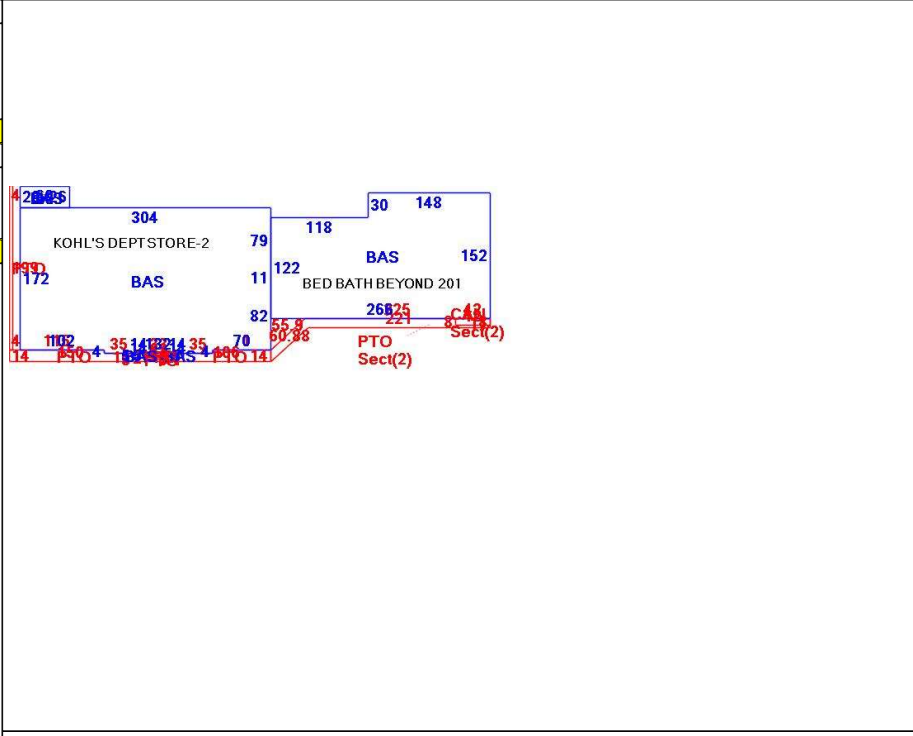
NOTES										VISIT / CHANGE HISTORY					
-KOHL'S E = MKT/INC ADJ										Date	Id	Type	Is	Cd	Purpost/Result
										09-08-2023	SR	02		03	Cycl Insp Comp
										04-29-2020	GM	04		FR	Field Review
										10-16-2019	EO	03		16	In Office Review
										11-02-2018	EO	03		16	In Office Review
										08-31-2018	SR	02		02	Bldg Permit Completed
										06-01-2018	TR	22		22	Change of Address
										09-01-2016	JR	01		02	Bldg Permit Completed

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
SM-22-94	09-22-2022	834	Sheet Metal	280,000	06-30-2022	100	06-30-2022	Install New HVAC equipment f		09-08-2023	SR	02		03	Cycl Insp Comp
SIGN-22-73	06-21-2022	836	Sign	0	06-30-2022	100	06-30-2022	34sf sign LUMBER, previously		04-29-2020	GM	04		FR	Field Review
SIGN-22-52	04-25-2022	836	Sign	0	06-30-2022	100	06-30-2022	we&#39;d like to install a 30sf		10-16-2019	EO	03		16	In Office Review
SIGN-22-51	04-25-2022	836	Sign	0	06-30-2022	100	06-30-2022	a 13&#39;6&quot; Entrance si		11-02-2018	EO	03		16	In Office Review
BLDC-22-44	04-15-2022	803	Addn Alt-Comm	285,000		0		Minor interior remodel includin		08-31-2018	SR	02		02	Bldg Permit Completed
SIGN-22-28	03-02-2022	836	Sign	0	06-30-2022	100	06-30-2022	48.7 SF channel letters &quot;		06-01-2018	TR	22		22	Change of Address
SIGN-22-27	03-02-2022	836	Sign	0	06-30-2022	100	06-30-2022	24 sf logo with letters &quot;		09-01-2016	JR	01		02	Bldg Permit Completed

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	3230	SHGCTR- MDL-	SPLI	4		8.000	AC	330,000.00	1.00000	C	1.00	CI25	4.000	0	1,188,000	9,504,000
1	3230	SHGCTR- MDL-	SPLI	4		9.220	AC	39,600.00	1.00000	R	1.00		1.000	0	35,640	328,600
Total Card Land Units						17.22	AC	Parcel Total Land Area: 17.97						Total Land Value		10,832,600

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	35	Dept/BigBox Store			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00		<b>MIXED USE</b>		
Exterior Wall 1	15	Concr/Cinder	Code		Description
Exterior Wall 2	17	Stucco/Masonry	3230		SHGCTR- MDL-94
Roof Structure	01	Flat			Percentage
Roof Cover	13	Elastomeric			100
Interior Wall 1	05	Drywall			0
Interior Wall 2					0
Interior Floor 1	05	Vinyl/Asphalt	<b>COST / MARKET VALUATION</b>		
Interior Floor 2			RCN		8,427,747
Heating Fuel	03	Gas	Year Built		1986
Heating Type	04	Hot Air	Effective Year Built		1996
AC Type	03	Central	Depreciation Code		G
Size Adj Tbl	3230	SHGCTR- MDL-94	Remodel Rating		04
Total Rooms			Year Remodeled		2013
Bedrooms			Depreciation %		18
Full Bathrooms	0		Functional Obsol		0
Bath Split	00	0 Full-0 Half	External Obsol		10
Rms/Partitions	01	LIGHT	Trend Factor		1
Heat/AC	01	HEAT/AC PKGS	Condition		
Frame Type	03	MASONRY	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		72
Ceiling/Wall	05	SUS-CEIL & WL	RCNLD		6,070,600
Common Wall	04	20%	Dep % Ovr		
Wall Height	28.00		Dep Ovr Comment		
1st Floor Use:	3230		Misc Imp Ovr		
Sewer Occupan			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	150.00	3.00	2015		92		0.00	414,000
SPR1	SPRINKLERS-	B	54,798	4.10	1998		72		0.00	161,800
LT1	LT POLE W/MH	L	9	4251.00	1999		60		0.00	23,000
LTHL	Halide Light Flx	L	9	1495.00	1999		60		0.00	8,100
UTIM	CM UTILITY BL	L	1,520	24.58	2004		70		0.00	26,200
LDWL	Load well w/pav	L	560	17.23	2015		96		0.00	9,300
FNC3	FENCE-6' CHAI	L	68	22.04	2015		92		0.00	1,400
FNC7	Chain Link Gate	L	2	810.42	2015		92		0.00	1,500
RFCC	Reinforced Con	L	832	7.25	2015		92		0.00	5,500
SOLE	Solar PV Watt-	B	306.07	1.50	1998		72	C	1.00	330.600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	91,408	91,408	91,408	91.76	8,387,278
FPC	Open Porch Conc. Floor	0	231	35	13.90	3,211
PTO	Patio	0	4,342	217	4.59	19,911
Ttl Gross Liv / Lease Area		91,408	95,981	91,660		8,410,400



09/08/2023

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
BV SOUTHWIND LLC							Description	Code	Appraised	Assessed		
C/O BANDERA VENTURES LP			<b>SUPPLEMENTAL DATA</b>			COMMERC.	3220	815,700	815,700			
5820 W NORTHWEST HWY SUITE 20			Alt Prcl ID			COM LAND	3220	1,000,000	1,000,000			
DALLAS TX 75225			Split Zonin IND;B;HB			COMMERC.	3230	7,183,600	7,183,600			
			ResExpt Q			COM LAND	3230	9,832,600	9,832,600			
			#DL 1 LOTS 1A, 1E, 11 & 12 PAR									
			#DL 2									
			GIS ID F_983886_2708469			Assoc Pid#		Total		18,831,900	18,831,900	

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	870,300	2022	3230	9,521,700	2021	3230	9,159,800	
FLATLEY, JOHN J ET AL TRS	C182	0	12-29-2006	U	I	21,895,000	1V		3220	1,000,000		3230	9,008,700		3230	9,008,700	
FLATLEY, THOMAS J	4559	0182	06-15-1985	U	V	0	D		3230	7,185,300					3230	559,100	
LORUSSO, L PAUL & LILA LEE	3452	0070	03-15-1982	U		0			3230	9,832,600							
Total								18,888,200		Total		18,530,400		Total		18,727,600	

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							
CI25				HYAN	Appraised Bldg. Value (Card)				6,816,200		
					Appraised Xf (B) Value (Bldg)				624,000		
					Appraised Ob (B) Value (Bldg)				559,100		
					Appraised Land Value (Bldg)				10,832,600		
					Special Land Value				0		
					Total Appraised Parcel Value				18,831,900		
					Valuation Method				C		
Total Appraised Parcel Value								18,831,900			

NOTES										VISIT / CHANGE HISTORY					
-KOHL'S E = MKT/INC ADJ										Date	Id	Type	Is	Cd	Purpost/Result
										09-08-2023	SR	02		03	Cycl Insp Comp
										04-29-2020	GM	04		FR	Field Review
										10-16-2019	EO	03		16	In Office Review
										11-02-2018	EO	03		16	In Office Review
										08-31-2018	SR	02		02	Bldg Permit Completed
										06-01-2018	TR	22		22	Change of Address
										09-01-2016	JR	01		02	Bldg Permit Completed

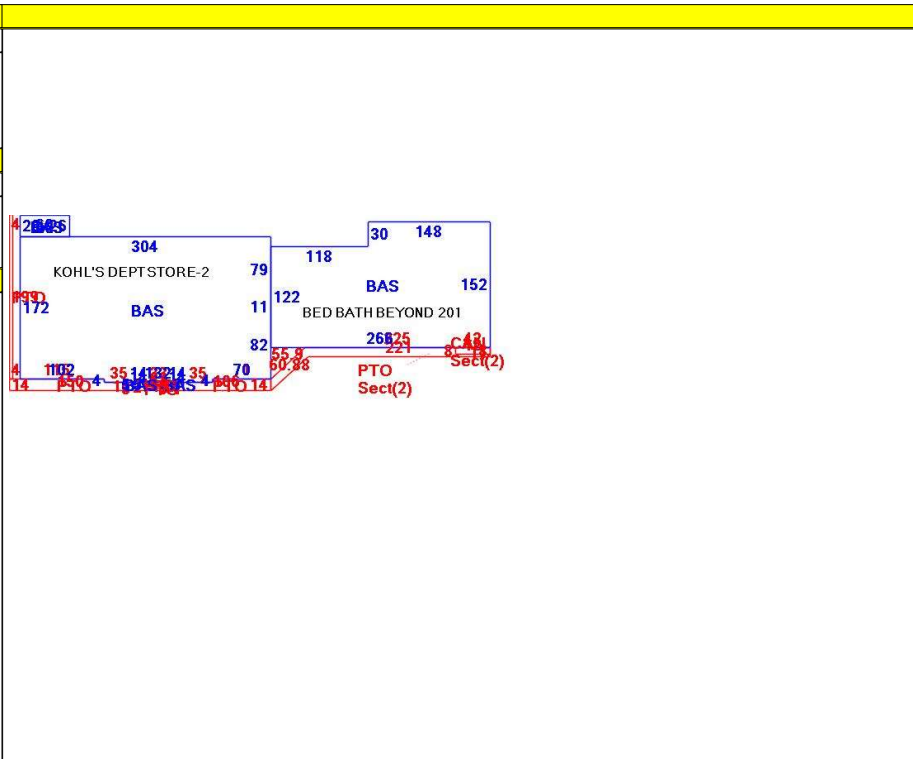
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
SM-22-94	09-22-2022	834	Sheet Metal	280,000	06-30-2022	100	06-30-2022	Install New HVAC equipment f		09-08-2023	SR	02		03	Cycl Insp Comp
SIGN-22-73	06-21-2022	836	Sign	0	06-30-2022	100	06-30-2022	34sf sign LUMBER, previously		04-29-2020	GM	04		FR	Field Review
SIGN-22-52	04-25-2022	836	Sign	0	06-30-2022	100	06-30-2022	we'd like to install a 30sf		10-16-2019	EO	03		16	In Office Review
SIGN-22-51	04-25-2022	836	Sign	0	06-30-2022	100	06-30-2022	Entrance si		11-02-2018	EO	03		16	In Office Review
BLDC-22-44	04-15-2022	803	Addn Alt-Comm	285,000		0		Minor interior remodel includin		08-31-2018	SR	02		02	Bldg Permit Completed
SIGN-22-28	03-02-2022	836	Sign	0	06-30-2022	100	06-30-2022	48.7 SF channel letters &quot;		06-01-2018	TR	22		22	Change of Address
SIGN-22-27	03-02-2022	836	Sign	0	06-30-2022	100	06-30-2022	24 sf logo with letters &quot;		09-01-2016	JR	01		02	Bldg Permit Completed

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	3230	SHGCTR- MDL-	SPLI	4		8.000	AC	330,000.00	1.00000	C	1.00	CI25	4.000	0	1,188,000	9,504,000
1	3230	SHGCTR- MDL-	SPLI	4		9.220	AC	39,600.00	1.00000	R	1.00		1.000	0	35,640	328,600
Total Card Land Units						17.22	AC	Parcel Total Land Area: 17.97						Total Land Value		10,832,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	35	Dept/BigBox Store			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt	RCN		8,427,747
Interior Floor 2	23	Laminate			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		2015
AC Type	03	Central	Effective Year Built		2015
Size Adj Tbl	3230	SHGCTR- MDL-94	Depreciation Code		G
Total Rooms			Remodel Rating		
Bedrooms			Year Remodeled		
Full Bathrooms	0		Depreciation %		3
Bath Split	02	0 Full-2 Half	Functional Obsol		0
Rms/Partitions	01	LIGHT	External Obsol		10
Heat/AC	02	HEAT/AC SPLIT	Trend Factor		1
Frame Type	03	MASONRY	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	05	SUS-CEIL & WL	Percent Good		87
Common Wall	04	20%	RCNLD		6,070,600
Wall Height	28.00		Dep % Ovr		
1st Floor Use:	3230		Dep Ovr Comment		
Sewer Occupan			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
SPR1	SPRINKLERS-	B	36,892	4.10	2016		87		0.00	131,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
CAN	Canopy	0	336	34	9.34	3,137	
PTO	Patio	0	3,070	154	4.63	14,208	
Ttl Gross Liv / Lease Area		0	3,406	188		17,345	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BV SOUTHWIND LLC							Description	Code	Appraised	Assessed	801  FY2024 BARNSTABLE, MA	
C/O BANDERA VENTURES LP							COMMERC.	3220	815,700	815,700		
5820 W NORTHWEST HWY SUITE 20							COM LAND	3220	1,000,000	1,000,000		
DALLAS TX 75225							COMMERC.	3230	7,183,600	7,183,600		
							COM LAND	3230	9,832,600	9,832,600		
SUPPLEMENTAL DATA							Total				18,831,900	18,831,900
Alt Prcl ID	Split Zonin	IND;B;HB	Plan Ref.	Land Ct#							<b>VISION</b>	
BID Parcel	ResExpt Q		Life Estate	PP STATU								
#DL 1	LOTS 1A, 1E, 11 & 12 PAR		Assoc Pid#									
#DL 2												
GIS ID	F_983886_2708469											

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	Year	Code	Assessed	Year	Code	Assessed		
BV SOUTHWIND LLC	C229	0	05-04-2022	U	I	61,750,000	1V	2023	3220	870,300	2022	3230	9,521,700	2021	3230	9,159,800
OCW RETAIL HYANNIS LLC	C183	0	05-08-2007	U	I	42,700,000	1V		3220	1,000,000		3230	9,008,700		3230	9,008,700
FLATLEY, JOHN J ET AL TRS	C182	0	12-29-2006	U	I	21,895,000	1V		3230	7,185,300		3230	559,100			
FLATLEY, THOMAS J	4559	0182	06-15-1985	U	V	0	D		3230	9,832,600						
LORUSSO, L PAUL & LILA LEE	3452	0070	03-15-1982	U		0		Total		18,888,200	Total		18,530,400	Total		18,727,600

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CI25				HYAN

NOTES										APPRAISED VALUE SUMMARY						
-ETHAN ALLAN-										This signature acknowledges a visit by a Data Collector or Assessor						
										Appraised Bldg. Value (Card)						6,816,200
										Appraised Xf (B) Value (Bldg)						624,000
										Appraised Ob (B) Value (Bldg)						559,100
										Appraised Land Value (Bldg)						10,832,600
Special Land Value						0										
Total Appraised Parcel Value						18,831,900										
Valuation Method						C										
Total Appraised Parcel Value						18,831,900										

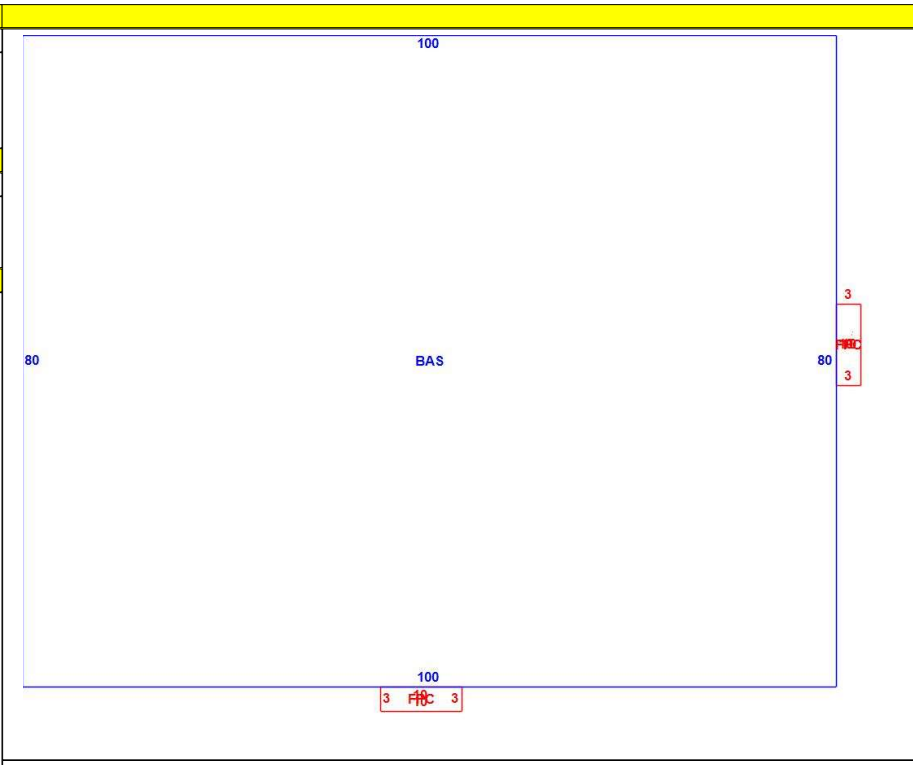
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	

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	3220	STORE/RTL M94	SPLI	4		0.750	AC	330,000.00	1.01010	C	1.00	CI25	4.000	ETHAN ALLEN SITE	0	1,333,332	1,000,000
Total Card Land Units						0.75	AC	Parcel Total Land Area: 17.97						Total Land Value		10,832,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	16	Stucco on Wood			
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					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3220	STORE/RTL M94			
Total Rooms	04				
Bedrooms	0				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	01	LIGHT			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	20.00				
1st Floor Use:	3220				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3220	STORE/RTL M94	100
		0
		0

COST / MARKET VALUATION		
RCN		909,324
Year Built		2015
Effective Year Built		2015
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	3	
Functional Obsol		
External Obsol		
Trend Factor	1	
Condition	TI	
Condition %	15	
Percent Good	82	
RCNLD		745,600
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	1	3401.00	2015		92		0.00	3,100
RFCC	Reinforced Con	L	256	7.25	2015		92		0.00	1,700
PAT1	Patio- Average	L	2,628	5.89	2015		92		0.00	11,500
ASCB	Asphalt Curb-4"	L	1,275	4.69	2015	00	92	00	1.00	5,500
PAV1	PAVING-ASPH	L	17,500	3.00	2015		92		0.00	48,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	8,000	8,000	8,000	113.54	908,302	
FPC	Open Porch Conc. Floor	0	60	9	17.03	1,022	
Ttl Gross Liv / Lease Area		8,000	8,060	8,009		909,324	

