

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>							
FESTIVAL OF HYANNIS LLC  C/O KIMCO REALTY 500 NORTH BROADWAY, SUITE 201 JERICHO NY 11753						Description	Code	Appraised	Assessed								
						COMMERC.	3230	16,832,300	16,832,300								
						COM LAND	3230	10,055,900	10,055,900								
<b>SUPPLEMENTAL DATA</b>																	
Alt Prcl ID						Plan Ref.	392/50										
Split Zonin B;IND						Land Ct#	24921-H										
BID Parcel						#SR											
ResExpt Q						Life Estate											
#DL 1 PART OF LOTS 3, 4, 5 & 6						PP STATU											
#DL 2																	
GIS ID F_982748_2709261						Assoc Pid#											
						Total	26,888,200	26,888,200									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FESTIVAL OF HYANNIS LLC		18214 0036	02-12-2004	U	I	37,000,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
CH REALTY II / HYANNIS LLC		15519 0001	08-27-2002	U	I	28,500,000	1	2023	3230	16,832,300	2022	3230	15,335,300	2021	3230	15,319,900	
KPERS REALTY HOLDING # 38 INC		14395 0291	10-31-2001	U	I	26,250,000	1		3230	10,055,900		3230	7,541,900		3230	7,541,900	
CAMPBELL/MASSACHUSETTS TR		C121 0	10-15-1990	U	I	1	1					3230	371,500				
T.G. WORLD EXCHANGE LIMITED		C121 0	10-15-1990	U	I	28,744,746	1										
						Total	26,888,200	Total	22,877,200	Total	23,233,300						
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
CI23								BARNs									
NOTES																	
-SHAWs SUPERMKT 54,712 SF *P/O FESTIVAL PLAZA*																	
-DSW SHOE WHs 11,165 SF																	
-HOME GOODS 24,904 SF																	
- 7 SATELLITES 21,767 SF																	
(112,548 SF TOTAL)(CD @ 112,982 SF)																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
SIGN-22-43	04-06-2022	836	Sign	0		100		Install one (1) 34.83sf channel	04-04-2023	AG	22		22	Change of Address			
SIGN-22-42	04-06-2022	836	Sign	0		100		Install one (1) 62sf channel lett	04-29-2020	GM	04		FR	Field Review			
SIGN-21-13	02-23-2021	836	Sign	0		100		Led Lit Channel letters attache	08-07-2017	TR	22		22	Change of Address			
17-786	04-11-2017	881	Alt-Int work-Co	90,000	06-30-2017	100	06-30-2017	fit out nail salon build 1 way ro	09-22-2016	JR	03		16	In Office Review			
201505868	10-14-2015	RE	Remodel	160,000	06-30-2016	0	06-30-2017	STILL LISTED AS "ACTIVE" I	12-18-2014	JR	03		03	Cycl Insp Comp			
201404812	10-02-2014	CM	Commercial	0	06-30-2015	100	06-30-2015	TENANT FIT OUT, NO CONS	03-25-2013	JR	03		16	In Office Review			
201402505	05-13-2014	TF	Tenant Fitout	107,000	06-30-2014	100	06-30-2014	TF SUBDIVIDE AVEDA SALO	04-11-2012	JR	03		15	Abatement 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	3230	SHGCTR- MDL-	SPLI	1		14.340	AC	330,000.00	1.00000	C	1.00	CI23	2.500	ALL SITE	0	701,250	10,055,900
						Total Card Land Units	14.34	AC	Parcel Total Land Area: 14.34				Total Land Value	10,055,900			

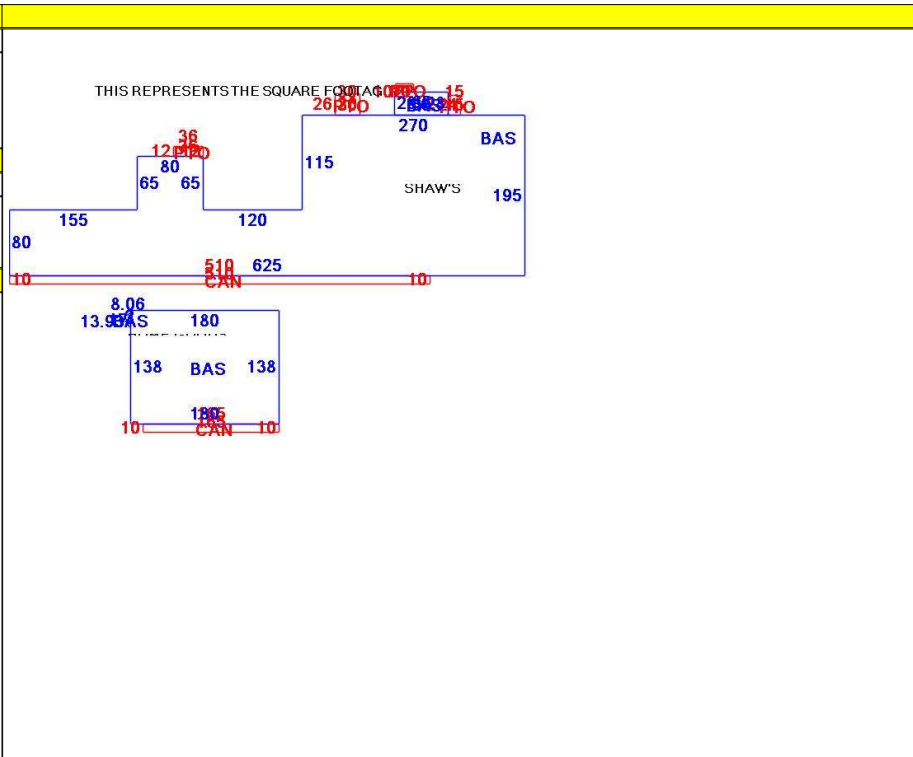
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	16	Plaza w/Anchor			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	10.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	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	3230	SHGCTR- MDL-94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	30.00				
1st Floor Use:	323I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3230	SHGCTR- MDL-94	100
		0
		0

COST / MARKET VALUATION	
RCN	16,603,978
Year Built	1990
Effective Year Built	1998
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	13,947,300
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	287,50	3.00	1990		42		0.00	362,300
RFCC	Reinforced Con	L	1,792	7.25	1990		71		0.00	9,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	112,983	112,983	112,983	145.97	16,492,309	
CAN	Canopy	0	6,750	675	14.60	98,531	
PTO	Patio	0	1,792	90	7.33	13,137	
Ttl Gross Liv / Lease Area		112,983	121,525	113,748		16,603,977	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FESTIVAL OF HYANNIS LLC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
C/O KIMCO REALTY 500 NORTH BROADWAY, SUITE 201 JERICHO NY 11753						COMMERC.	3230	16,832,300	16,832,300	
						COM LAND	3230	10,055,900	10,055,900	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin B;IND BID Parcel ResExpt Q #DL 1 PART OF LOTS 3, 4, 5 & 6 #DL 2 GIS ID F_982748_2709261				Plan Ref. 392/50 Land Ct# 24921-H #SR Life Estate PP STATU Assoc Pid#						
						Total 26,888,200 26,888,200				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FESTIVAL OF HYANNIS LLC	18214	0036	02-12-2004	U	I	37,000,000	1	Year	Code	Assessed	Year	Code	Assessed
CH REALTY II / HYANNIS LLC	15519	0001	08-27-2002	U	I	28,500,000	1	2023	3230	16,832,300	2022	3230	15,335,300
KPERS REALTY HOLDING # 38 INC	14395	0291	10-31-2001	U	I	26,250,000	1		3230	10,055,900	2021	3230	7,541,900
CAMPBELL/MASSACHUSETTS TR	C121	0	10-15-1990	U	I	1	1					3230	371,500
T.G. WORLD EXCHANGE LIMITED	C121	0	10-15-1990	U	I	28,744,746	1	Total 26,888,200 Total 22,877,200 Total 23,233,300					

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI23			BARNS

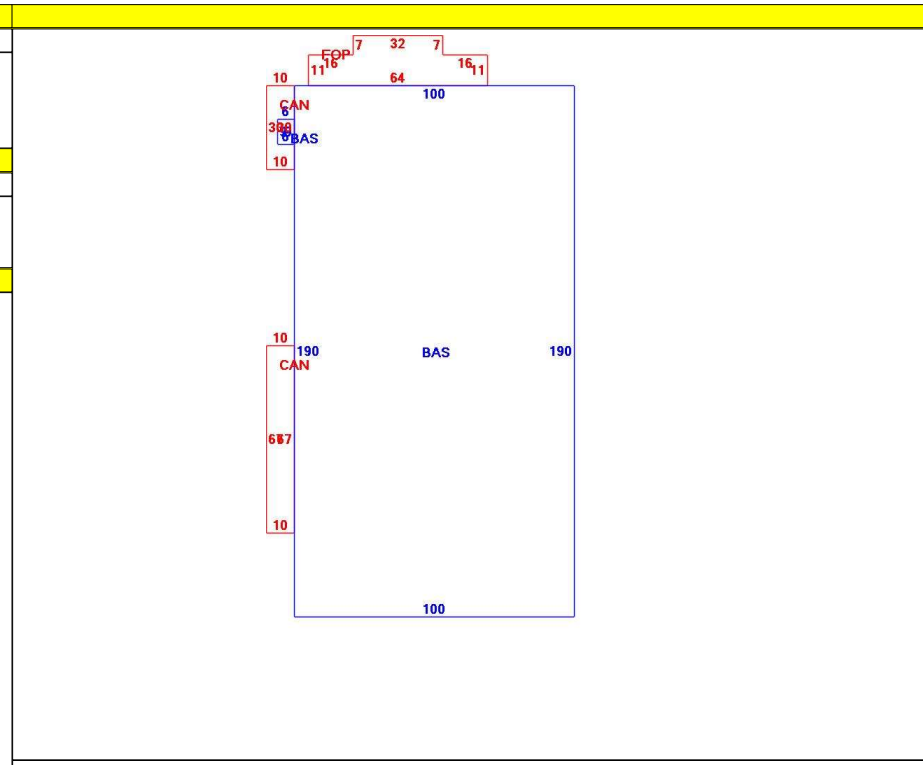
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	16,460,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	371,500
Appraised Land Value (Bldg)	10,055,900
Special Land Value	0
Total Appraised Parcel Value	26,888,200
Valuation Method	C
Total Appraised Parcel Value	26,888,200

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	3230	SHGCTR- MDL-	SPLI	1		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 14.34						Total Land Value		10,055,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	16	Plaza w/Anchor			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	4.00				
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	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3230	SHGCTR- MDL-94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	323I				
Sewer Occupan					
			<b>MIXED USE</b>		
			Code	Description	Percentage
			3230	SHGCTR- MDL-94	100
					0
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		2,992,226
			Year Built		1990
			Effective Year Built		1998
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		16
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		84
			RCNLD		2,513,500
			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	19,054	19,054	19,054	155.12	2,955,618	
CAN	Canopy	0	970	97	15.51	15,046	
FOP	Open Porch	0	928	139	23.23	21,561	
Ttl Gross Liv / Lease Area		19,054	20,952	19,290		2,992,225	

