

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
AYER, KELLY TR BRAZILIAN GRILL REALTY TRUST 676 MAIN ST								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
								COMMERC.	3250	1,187,600	1,187,600		
								COM LAND	3250	232,800	232,800		
SUPPLEMENTAL DATA													
HYANNIS MA 02601				Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 LOTS A, B #DL 2 GIS ID F_986113_2699305			Plan Ref. 82/133 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total		1,420,400	1,420,400

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
AYER, KELLY TR GHERIN-GHELLI, ALDA M ETAL							17178 2800	0086 0218	06-30-2003	U U	I	385,000 0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2023	3250 3250	1,187,600 232,800	2022	3250 3250	1,187,600 232,800	2021	3250 3250 3250	1,171,200 232,800 16,400
														Total		1,420,400	Total		1,420,400	Total		1,420,400

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				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name		B	Tracing	Batch		
CI11					HYAN		

NOTES												APPROAISED VALUE SUMMARY						
BRAZILIAN GRILL SDA- BUTCHER SHOP, VACANT UNIT												Appraised Bldg. Value (Card)						1,171,200
												Appraised Xf (B) Value (Bldg)						0
												Appraised Ob (B) Value (Bldg)						16,400
												Appraised Land Value (Bldg)						232,800
												Special Land Value						0
												Total Appraised Parcel Value						1,420,400
												Valuation Method						C
												Total Appraised Parcel Value						1,420,400

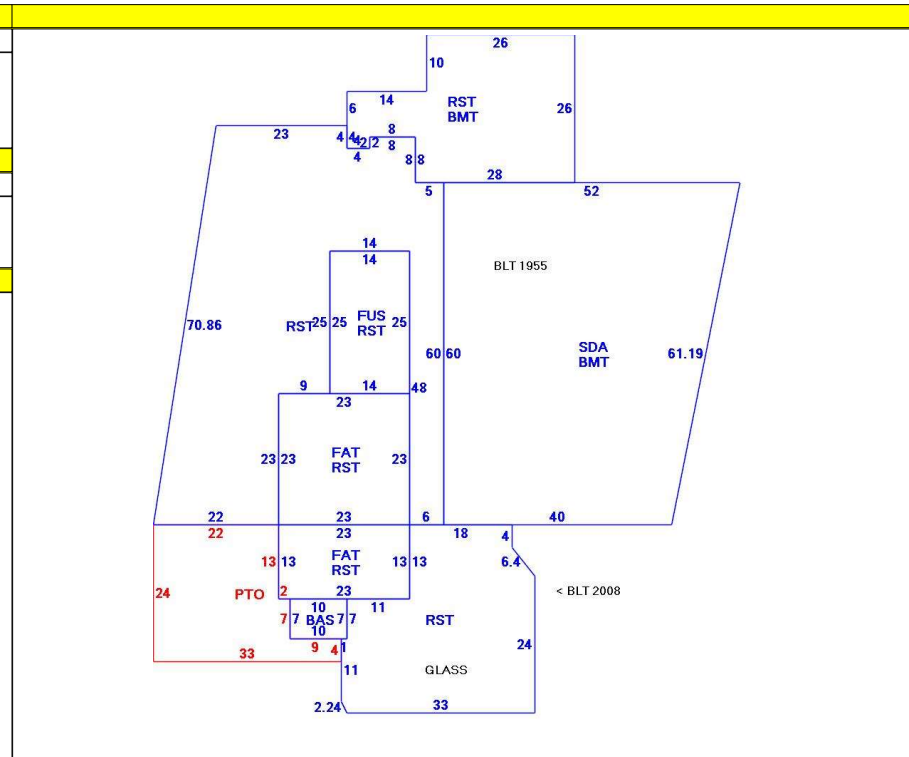
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
20-12	02-19-2020	803	Addn Alt-Comm	15,000		0		build wood frame addition to s		04-29-2020	GM	04		FR	Field Review
18-114	02-01-2018	881	Alt-Int work-Co	12,000		100		Replace structural post and be		07-12-2016	JR	01		02	Bldg Permit Completed
17-4264	12-26-2017	888		0		100		INSTALLATION OF ONE ROO		12-22-2014	JR	03		03	Cycl Insp Comp
17-53	03-27-2017	881	Alt-Int work-Co	15,000		100		WALK IN COOLER WITH AND		06-09-2011	JR	03		16	In Office Review
16-3392	03-27-2017	881	Alt-Int work-Co	30,000		100		renovate bar, lounge area - bra		05-25-2010	TP	03		16	In Office Review
2016-0031	01-07-2016	834	Sheet Metal	0	06-30-2016	100	06-30-2016	INSTALL KITCHEN EXHAUST		08-25-2009	TP	03		52	New Construction
201304645	07-15-2013	CM	Commercial	10,000	06-30-2014	100	06-30-2014	INSTALL NON-REQUIRED FI		08-25-2009	TP	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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3250	OFFC/RETAIL M	DMS	4		0.430	AC	330,000.00	1.49119	C	1.00	CI11	1.100		0	541,299	232,800
Total Card Land Units						0.43	AC	Parcel Total Land Area: 0.43						Total Land Value		232,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	B	Custom			
Stories	1.5				
Occupancy	3.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	11	Clapboard			
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3250	OFFC/RETAIL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
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
3250	OFFC/RETAIL M94	100
		0
		0

COST / MARKET VALUATION		
RCN		1,482,514
Year Built		1940
Effective Year Built		1992
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		21
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		79
Percent Good		79
RCNLD		1,171,200
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
SGN2	DOUBLE SIDE	L	36	39.53	2011		84		0.00	1,200
SGNP	SIGN POST 6"	L	28	10.66	2011		84		0.00	300
PAV1	PAVING-ASPH	L	11,800	3.00	1990		42		0.00	14,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	70	70	70	131.58	9,211	
BMT	Basement Area	0	3,572	714	26.30	93,948	
FAT	Attic, Finished	414	828	414	65.79	54,474	
FUS	Upper Story	350	350	333	125.19	43,816	
PTO	Patio	0	586	29	6.51	3,816	
RST	Restaurant Area	5,146	5,146	6,947	177.63	914,088	
SDA	Fin Display Area	2,760	2,760	2,760	131.58	363,161	
Ttl Gross Liv / Lease Area		8,740	13,312	11,267		1,482,514	

