

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KATZEN, ALLEN R TR SAAG-HYANNIS REALTY TRUST C/O SOFT AS A GRAPE INC 328 MARION ROAD WAREHAM MA 02571								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
								COMMERC.	3220	333,100	333,100		
								COM LAND	3220	183,800	183,800	VISION	
SUPPLEMENTAL DATA													
Alt Prcl ID				Split Zonin		Plan Ref.							
#DL 1 PARCELA				#DL 2		Land Ct# 23813-A		#SR		Life Estate			
GIS ID F_987145_2699834						Assoc Pid#				Total		516,900	516,900

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KATZEN, ALLEN R TR SHECHTMAN, RICHARD B ET AL COHEN, BERNARD & MYRON				C148	0	06-04-1998	Q	I	300,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				C123	0	04-15-1991	Q	I	293,800	U	2023	3220	333,100	2022	3220	302,500	2021	3220	299,600
				C777	0	04-05-1979	U	0											
										Total	516,900	Total	486,300	Total	486,300	Total	486,300		

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																

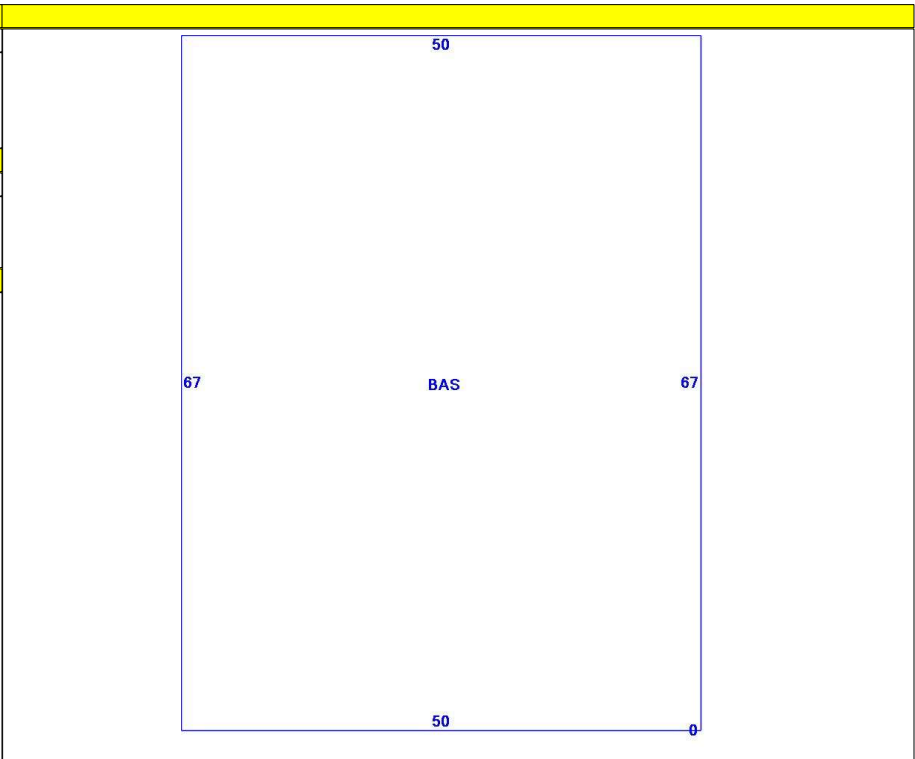
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY															
Nbhd	Nbhd Name		B	Tracing		Batch													
CI11						HYAN													

NOTES												APPRAISED VALUE SUMMARY						
												Appraised Bldg. Value (Card)						330,200
												Appraised Xf (B) Value (Bldg)						0
												Appraised Ob (B) Value (Bldg)						2,900
												Appraised Land Value (Bldg)						183,800
												Special Land Value						0
												Total Appraised Parcel Value						516,900
												Valuation Method						C
												Total Appraised Parcel Value						516,900

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
18-102	01-30-2018	803	Addn Alt-Comm	54,900	08-28-2018	100	04-20-2018	remodel of mercantile store on	04-29-2020	GM	04		FR	Field Review
201505969	09-15-2015	NR	New Roof	25,000	06-30-2016	100	06-30-2016	REMOVE EXISTING GRAVEL	08-28-2018	SR	02		03	Cycl Insp Comp
201206037	10-01-2012	CM	Commercial	3,000	06-30-2013	100	06-30-2013	REPLC FRNT DR OF BEECH	08-28-2018	SR	02		02	Bldg Permit Completed
66846	02-05-2003	RW	Repair Work	18,000	08-23-2004	100	01-01-2005	INTERIOR WORK	11-09-2011	DR	22		22	Change of Address
									06-10-2011	JR	01		03	Cycl Insp Comp
									08-23-2004	PT	02		02	Bldg Permit Completed
									04-07-1999	GB	02		01	Meas/Est

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	3220	STORE/RTL M94	DMS	4		0.140	AC	330,000.00	3.61652	C	1.00	CI11	1.100		0	1,312,806	183,800
Total Card Land Units						0.14	AC	Parcel Total Land Area: 0.14					Total Land Value		183,800		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	17	Store									
Model	94	Commercial									
Grade	C	Average									
Stories	1										
Occupancy	2.00					MIXED USE					
Exterior Wall 1	20	Brick/Masonry				Code	Description			Percentage	
Exterior Wall 2						3220	STORE/RTL M94			100	
Roof Structure	01	Flat								0	
Roof Cover	02	Rolled Compos								0	
Interior Wall 1	05	Drywall				COST / MARKET VALUATION					
Interior Wall 2						RCN		407,663			
Interior Floor 1	14	Carpet				Year Built		1950			
Interior Floor 2	23	Laminate				Effective Year Built		1994			
Heating Fuel	03	Gas				Depreciation Code		VG			
Heating Type	04	Hot Air				Remodel Rating		04			
AC Type	06	Central/Half				Year Remodeled		2018			
Size Adj Tbl	3220	STORE/RTL M94				Depreciation %		19			
Total Rooms						Functional Obsol		0			
Bedrooms	00					External Obsol		0			
Full Bathrooms	0					Trend Factor		1			
Bath Split	02	0 Full-2 Half				Condition					
Rms/Partitions	02	AVERAGE				Condition %		81			
Heat/AC	02	HEAT/AC SPLIT				Percent Good		81			
Frame Type	03	MASONRY				RCNLD		330,200			
Baths/Plumbing	02	AVERAGE				Dep % Ovr					
Ceiling/Wall	08	TYPICAL				Dep Ovr Comment					
Common Wall	00	0%				Misc Imp Ovr					
Wall Height	12.00					Misc Imp Ovr Comment					
1st Floor Use:	325I					Cost to Cure Ovr					
Sewer Occupan						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	1,000	3.00	2018		98		0.00	2,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,350	3,350	3,350	121.69	407,663	
Ttl Gross Liv / Lease Area		3,350	3,350	3,350	407,663		

