

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COUTOS REALTY INVESTMENT CO I C/O COUTO MGMT GROUP 169 MAIN ST  STONEHAM MA 02180						Description	Code	Appraised	Assessed	801  FY2024 BARNSTABLE, MA
						COMMERC.	3260	726,500	726,500	
						COM LAND	3260	275,600	275,600	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 PARCELA #DL 2 GIS ID F_986555_2699353				Plan Ref. 353/35 Land Ct# #SR Life Estate PP STATU Assoc Pid#		1,002,100				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COUTOS REALTY INVESTMENT CO II LLC		19990	0175	06-29-2005	Q	I	675,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CARRAS, BETSY TR		7744	0217	11-05-1991	U	I	1	A	2023	3260	726,500	2022	3260	669,000	2021	3260	661,600
CARRAS, GEORGE & BETSY		3305	0256	06-16-1981	U		0			3260	275,600		3260	229,700		3260	229,700
									Total		1,002,100	Total		898,700	Total		905,900

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						
CI13				HYAN						

NOTES										APPROAISED VALUE SUMMARY					
--DUNKIN DONUTS-- (NO DRV-THRU)										Appraised Bldg. Value (Card) 711,900					
										Appraised Xf (B) Value (Bldg) 0					
										Appraised Ob (B) Value (Bldg) 14,600					
										Appraised Land Value (Bldg) 275,600					
										Special Land Value 0					
										Total Appraised Parcel Value 1,002,100					
										Valuation Method C					
										Total Appraised Parcel Value 1,002,100					

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	
16-806	04-15-2016	881	Alt-Int work-Co	43,000	06-30-2016	100	06-30-2016	tile backwalls, wallpaper suffit	04-29-2020	GM	04		FR	Field Review	
89281	12-23-2005	RE	Remodel	120,000	06-17-2009	100	06-30-2009		10-05-2018	SR	01		03	Cycl Insp Comp	
									12-22-2014	JR	03		03	Cycl Insp Comp	
									01-24-2006	PT	02		13	CALL BACK	
									06-15-1986	RW					

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	326F	REST/FASTFD	DMS	4		0.220	AC	330,000.00	2.53099	C	1.00	CI13	1.500		0	1,252,845	275,600
Total Card Land Units						0.22	AC	Parcel Total Land Area: 0.22						Total Land Value		275,600	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	21	Fast Food Chain									
Model	94	Commercial									
Grade	B	Custom									
Stories	1.5										
Occupancy	1.00										
Exterior Wall 1	11	Clapboard									
Exterior Wall 2											
Roof Structure	03	Gable/Hip									
Roof Cover	03	Asph/F GlS/Cmp									
Interior Wall 1	05	Drywall									
Interior Wall 2											
Interior Floor 1	11	Ceram Clay Til				RCN		791,026			
Interior Floor 2											
Heating Fuel	03	Gas				Year Built		2000			
Heating Type	04	Hot Air				Effective Year Built		2006			
AC Type	03	Central				Depreciation Code		G			
Size Adj Tbl	326F	REST/FASTFD M94				Remodel Rating		05			
Total Rooms						Year Remodeled		2006			
Bedrooms	00					Depreciation %		10			
Full Bathrooms	0					Functional Obsol		0			
Bath Split	02	0 Full-2 Half				External Obsol		0			
Rms/Partitions	02	AVERAGE				Trend Factor		1			
Heat/AC	01	HEAT/AC PKGS				Condition					
Frame Type	02	WOOD FRAME				Condition %					
Baths/Plumbing	02	AVERAGE				Percent Good		90			
Ceiling/Wall	06	CEIL & WALLS				RCNLD		711,900			
Common Wall	02	10%				Dep % Ovr					
Wall Height	12.00					Dep Ovr Comment					
1st Floor Use:	3260					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	8,000	3.00	1995		52		0.00	12,500
FNC2	Fence-6' W/d	L	56	27.85	2017		96		0.00	1,500
FNG1	Gate 4'x3'w	L	2	301.53	2017		96	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,368	1,368	1,368	304.36	416,361	
BMT	Basement Area	0	1,296	259	60.82	78,829	
FHS	Half Story	1,037	1,296	972	228.27	295,836	
Ttl Gross Liv / Lease Area		2,405	3,960	2,599		791,026	

