

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ABRAHAM PETROLEUM INC C/O PROPERTY TAX DEPT 539 SOUTH MAIN ST							Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
							RESIDNTL	0111	722,855	722,855	
FINDLAY OH 45840			SUPPLEMENTAL DATA			RES LAND	0111	104,720	104,720	COMMERC. COM LAND	
			Alt Prcl ID	Split Zonin	Plan Ref. 352/81	Land Ct#	031S	1,342,445	1,342,445		
			BID Parcel	ResExpt Q	Life Estate	PP STATU	031S	194,480	194,480	VISION	
			#DL 1 LOTS 1 & 2	#DL 2	Assoc Pid#						
			GIS ID F_987492_2700707				Total	2,364,500	2,364,500		

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ABRAHAM PETROLEUM INC			16490 0305	03-03-2003	U	I	400,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
EDSEL LIMITED PARTNERSHIP			15025 0205	04-08-2002	U	I	1	1B	2023	0111	722,855	2022	0111	664,685	2021	0111	587,475
RACHINS, EDWARD A & SHAER, S TRS			5407 0310	11-15-1986	U	I	430,000	1		0111	104,720		0111	104,720		0111	104,720
MANES, CHARLES D			5407 0308	11-15-1986	U	I	1	1A		031S	1,342,445		031S	1,234,415		0111	82,040
MANES, MARION A			4443 0094	03-15-1985	U	I	1	1A		031S	194,480		031S	194,480		031S	1,091,025
									Total	2,364,500	Total	2,198,300	Total	2,212,100			

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								Appraised Bldg. Value (Card)	1,828,100
CI11				HYAN								Appraised Xf (B) Value (Bldg)	2,800
										Appraised Ob (B) Value (Bldg)	234,400		
										Appraised Land Value (Bldg)	299,200		

NOTES										VISIT / CHANGE HISTORY							
SPEEDWAY GAS-MART W/DUNKIN DONUTS					LCF/UA = MKT/INC ADJ					Date	Id	Type	Is	Cd	Purpost/Result		
4 APTS UP										05-06-2020	GM	04		FR	Field Review		
SEE INCOME NOTES										07-13-2016	JR	01		02	Bldg Permit Completed		
										09-22-2015	AL	22		22	Change of Address		
										02-11-2014	JR	03		16	In Office Review		
										01-23-2009	JR	03		16	In Office Review		
										08-21-2007	JR	01		02	Bldg Permit Completed		
										08-09-2007	EW	03		16	In Office Review		
										Total Appraised Parcel Value							2,364,500

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-23-72	08-11-2023	834	Sheet Metal	9,000		100		RTU replacement 7.5ton with 7		05-06-2020	GM	04		FR	Field Review	
SIGN-21-66	07-09-2021	836	Sign	0		100		Remove existing gas price top		07-13-2016	JR	01		02	Bldg Permit Completed	
201504450	07-16-2015	SG	Sign	0	01-29-2016	100	06-30-2016	4REFACE 40 SQ SPEEDWAY		09-22-2015	AL	22		22	Change of Address	
201402793	05-22-2014	RE	Remodel	48,000	06-30-2014	100	06-30-2014	TILE; PAINT; NEW CABINETS		02-11-2014	JR	03		16	In Office Review	
70504	07-31-2003	NC	New Constructi	850,000	08-12-2005	100	01-01-2005	NEW CONVENIENCE STORE		01-23-2009	JR	03		16	In Office Review	
70472	07-30-2003	OB	Out Building	2,000	05-11-2004	100	01-01-2005	CANOPY		08-21-2007	JR	01		02	Bldg Permit Completed	
70187	07-17-2003	DE	Demolish	2,000	09-15-2003	100	01-01-2004	DEMO OLD CLEANERS		08-09-2007	EW	03		16	In Office Review	

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	031S	MU STORE	DV	4		0.480 AC	330,000.00	1.37373	C	1.25	CI11	1.100	USE		0	623,337	299,200	
Total Card Land Units						0.48 AC	Parcel Total Land Area: 0.48						Total Land Value					299,200

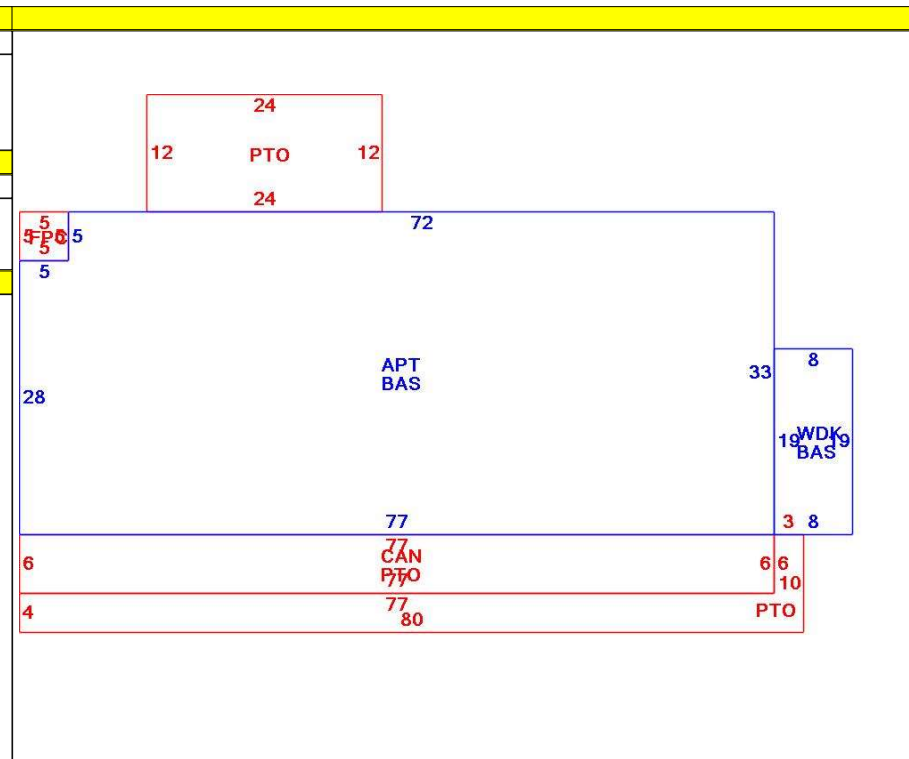
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	102	Gas Mart			
Model	94	Commercial			
Grade	B+	Custom Plus			
Stories	1.75				
Occupancy	6.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	031S	MU STORE			
Total Rooms					
Bedrooms	04				
Full Bathrooms	3				
Bath Split					
Rms/Partitions	04	EXTENSIVE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	04	EXTENSIVE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	0325				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
031S	MU STORE	65
0111	APTS 4-8 RES TYP	35
		0

COST / MARKET VALUATION	
RCN	1,523,388
Year Built	2003
Effective Year Built	2012
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UA
Condition %	25
Percent Good	120
RCNLD	1,828,100
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	9,590	3.00	2004		70		0.00	20,100
CNP	Gas Pump Cpy	L	2,100	32.83	2004		70		0.00	48,300
RFCC	Reinforced Con	L	3,264	7.25	2004		70		0.00	16,600
PMIS	Gas Pump Islan	L	3	181.21	2004		70		0.00	400
LP24	Light Pole-24'	L	6	2596.00	2004		70		0.00	10,900
PKBR	Parking Bumper	L	9	52.17	2004		70		0.00	300
TRS	Trash Encl-6' w/	L	1	3401.00	2004		70		0.00	2,400
GASD	STL 20m gas tk	L	1	80825.00	2003		68		0.00	55,000
GAS3	Fibergl 12M gal	L	1	58100.00	2003		68		0.00	39,500
DIUW	DRIVE-UP WIN	B	1	2798.00	2014		100		0.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
APT	Apartment	2,516	2,516	2,516	287.65	723,724
BAS	First Floor	2,668	2,668	2,668	287.65	767,447
CAN	Canopy	0	462	46	28.64	13,232
FPC	Open Porch Conc. Floor	0	25	4	46.02	1,151
PTO	Patio	0	1,088	54	14.28	15,533
WDK	Wood Deck	0	152	8	15.14	2,301
Ttl Gross Liv / Lease Area		5,184	6,911	5,296		1,523,388



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ABRAHAM PETROLEUM INC C/O PROPERTY TAX DEPT 539 SOUTH MAIN ST								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
								RESIDNTL	0111	722,855	722,855		
FINDLAY OH 45840				SUPPLEMENTAL DATA Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 1 & 2 #DL 2 GIS ID F_987492_2700707				Plan Ref. 352/81					VISION
								Land Ct# #SR Life Estate PP STATU				RES LAND	
								COMMERC.	031S	1,342,445	1,342,445		
								COM LAND	031S	194,480	194,480		
								Total		2,364,500	2,364,500		

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	0111	104,720		0111	104,720		0111	104,720										
	031S	1,342,445		031S	1,234,415		0111	82,040										
	031S	194,480		031S	194,480		031S	1,091,025										
		Total			Total			Total			Total			Total				
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Nbhd	Nbhd Name	B	Tracing	Batch							
CI11				HYAN							

NOTES											

BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY					
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LAND LINE VALUATION SECTION																		
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Total Card Land Units												Parcel Total Land Area:			Total Land Value			299,200

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MIXED USE										
			Code		Description				Percentage	
COST / MARKET VALUATION										
			RCN							
			Year Built							
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			Depreciation Code							
			Remodel Rating							
			Year Remodeled							
			Depreciation %							
			Functional Obsol							
			External Obsol							
			Trend Factor							
			Condition							
			Condition %							
			Percent Good							
			RCNLD							
			Dep % Ovr							
			Dep Ovr Comment							
			Misc Imp Ovr							
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			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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV2	PAVING-CONC	L	340	6.00	2004		70		0.00	1,400
GAS1	Fibergl 10m gal	L	1	51788.00	2003		68		0.00	35,200
SGN2	DOUBLE SIDE	L	42	39.53	2015		92		0.00	1,500
SPO2	SIGN POST ST	L	24	73.02	2002		66		0.00	1,200
FGPL	Flagpole-25'	L	1	2229.00	2004		70		0.00	1,600
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description		Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
Ttl Gross Liv / Lease Area										