

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
BURCON PROPERTIES C/O LBK LLC 822 LEXINGTON ST, 2ND FLOOR						Description	Code	Appraised	Assessed								
WALTHAM MA 02452		SUPPLEMENTAL DATA			COMMERC.	3260	1,090,000	1,090,000									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT C #DL 2 GIS ID F_986955_2700682		Plan Ref. 232/105 Land Ct# #SR Life Estate PP STATU Assoc Pid#			COM LAND	3260	244,000	244,000									
						Total		1,334,000	1,334,000								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BURGER KING COMPANY LLC		35671 296	03-09-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
BURCON PROPERTIES		1465 0339	03-06-1970	U	V	0		2023	3260	1,100,600	2022	3260	1,008,800	2021	3260	888,300	
									3260	244,000		3260	244,000		3260	244,000	
									3260	85,200							
						Total		1,344,600	Total	1,252,800	Total	1,217,500					
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								APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				999,500				
CI11							HYAN		Appraised Xf (B) Value (Bldg)				5,300				
								Appraised Ob (B) Value (Bldg)				85,200					
								Appraised Land Value (Bldg)				244,000					
								Special Land Value				0					
								Total Appraised Parcel Value				1,334,000					
								Valuation Method				C					
								Total Appraised Parcel Value				1,334,000					
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			
201101772	04-20-2011	CM	Commercial	750,000	10-25-2011	100	06-30-2012	BLD NW BURGER KING RES	08-21-2021	CK	02		03	Cycl Insp Comp			
201101771	04-20-2011	CM	Commercial	30,000	10-25-2011	100	06-30-2012	DEMO EXIST BLDG	04-29-2020	GM	04		FR	Field Review			
9790	08-01-1995	AD	Addition	38,000	01-15-1996	100		HY ADD'N	07-10-2012	JR	03		16	In Office Review			
B27741	04-01-1985	AD	Addition	85,000		100		HY ADD'N	10-24-2011	JR	01		04	Permit/Hold as NewGrth			
									10-01-2010	DR	22		22	Change of Address			
									09-08-2010	DR	03		16	In Office Review			
									10-17-2008	NF	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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	326F	REST/FASTFD	DV	4		0.700 AC	330,000.00	1.05627	C	1.00	CI09	1.000			0	348,579	244,000
Total Card Land Units						0.70	AC	Parcel Total Land Area: 0.70						Total Land Value		244,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	Fast Food Chain			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	1				
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			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	326F	REST/FASTFD M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	2				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3260				
Sewer Occupan					

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
DJW	DRIVE-UP WIN	B	2	2798.00	2015		95		0.00	5,300
LP10	Light Pole per L	L	96	108.16	2011		84		0.00	8,700
LTHL	Halide Light Flx	L	6	1495.00	2011		84		0.00	7,500
SGN3	DBL SIDED W/I	L	66	199.92	2011		84		0.00	11,100
SGN3	DBL SIDED W/I	L	62	199.92	2011		84		0.00	10,400
PAV1	PAVING-ASPH	L	15,600	3.00	2011		84		0.00	39,300
RFCC	Reinforced Con	L	240	7.25	2011		84		0.00	1,500
TRSH	Trash Encl-3 sid	L	1	5643.00	2011		84		0.00	4,700
FNP4	FENCE METAL	L	144	16.76	2011		84	C	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,114	3,114	3,114	230.62	718,159	
PTO	Patio	0	932	47	11.63	10,839	
UHS	Half Story, Unfinished	0	3,114	1,401	103.76	323,102	
Ttl Gross Liv / Lease Area		3,114	7,160	4,562		1,052,100	

