

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CUMBERLAND FARMS INC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
165 FLANDERS ROAD						COMMERC.	3340	624,900	624,900	
WESTBOROUGH MA 01581						COM LAND	3340	303,700	303,700	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 10 & 11 #DL 2 GIS ID F_987681_2704655				Plan Ref. 11/103 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CUMBERLAND FARMS INC		#D44 0	10-13-1987	U	I	0	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
V S H REALTY INC		2272 0214	12-08-1975	U		0		2023	3340	624,900	2022	3340	523,800	2021	3340	401,600
									3340	303,700		3340	303,700		3340	303,700
								Total		928,600	Total		827,500	Total		839,300

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		Appraised Bldg. Value (Card)						499,100		
CI11								HYAN		Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						125,800		
										Appraised Land Value (Bldg)						303,700		
										Special Land Value						0		
										Total Appraised Parcel Value						928,600		
										Valuation Method						C		
										Total Appraised Parcel Value						928,600		

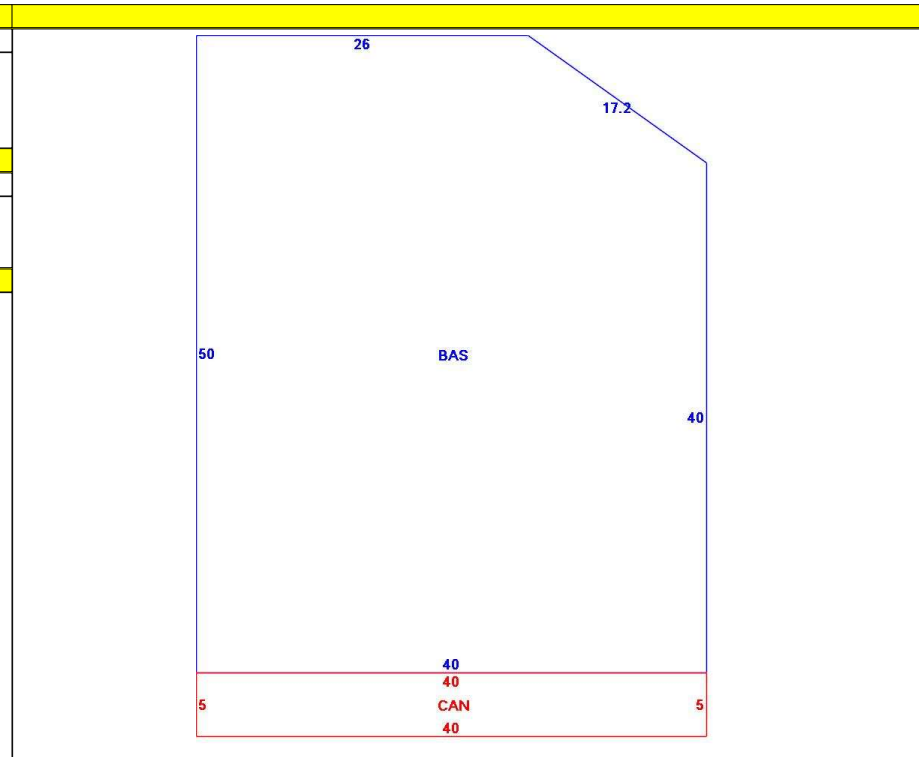
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
201003870	08-04-2010	NR	New Roof	10,000	06-30-2012	100	06-30-2012	INSTALL RUBBER ROOF		08-01-2021	CK	02		03	Cycl Insp Comp
20063506	10-10-2006	CM	Commercial	12,000		100	06-30-2008	SODA SYSTEM		04-29-2020	GM	04		FR	Field Review
14352	04-08-1996	RE	Remodel	20,000	01-01-1997	100	01-01-1997	interior		06-14-2018	TR	22		22	Change of Address
13551	02-29-1996	AD	Addition	150,000	01-01-1997	100	01-01-1997	canopy, t		05-30-2012	JR	03		16	In Office Review
										11-10-2008	JG	03		16	In Office Review
										09-25-2008	JR	03		16	In Office Review
										05-20-2003	PT	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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	334C	GAS MART M94	HC	4		0.310 AC	330,000.00	1.92766	C	1.40	CI11	1.100	USE/MKT/INC ADJ		0	979,638	303,700	
Total Card Land Units						0.31 AC	Parcel Total Land Area: 0.31						Total Land Value					303,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	102	Gas Mart			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	08	Propane			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	334C	GAS MART M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	325I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
334C	GAS MART M94	100
		0
		0

COST / MARKET VALUATION	
RCN	453,690
Year Built	1976
Effective Year Built	1993
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UA
Condition %	30
Percent Good	110
RCNLD	499,100
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	1,260	3.00	1996		54		0.00	2,000
CNP	Gas Pump Cpy	L	1,288	32.83	1996		54		0.00	22,800
GAS8	Stl Dblwl 10M g	L	1	50273.00	1996		54		0.00	27,100
GAS8	Stl Dblwl 10M g	L	2	50273.00	1996		54		0.00	54,300
SGN3	DBL SIDED W/I	L	15	199.92	2001		64		0.00	1,900
SPOS	SIGN POST ST	L	9	223.96	2001		64		0.00	1,300
PMIS	Gas Pump Islan	L	20	181.21	2001		64		0.00	2,300
RFCC	Reinforced Con	L	3,049	7.25	2001		64		0.00	14,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,930	1,930	1,930	232.66	449,037	
CAN	Canopy	0	200	20	23.27	4,653	
Ttl Gross Liv / Lease Area		1,930	2,130	1,950		453,690	

