

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>
TAMBURRINO, LOUIS D E FOODS INC DBA KFC 101 ACCORD PARK DRIVE STE 104						Description	Code	Appraised	Assessed	
NORWELL MA 02061						COMMERC.	3260	607,800	607,800	
						COM LAND	3260	556,800	556,800	
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT A #DL 2 GIS ID F_988044_2704170				Plan Ref. Land Ct# 16462-A #SR Life Estate PP STATU Assoc Pid#		1,164,600				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TAMBURRINO, LOUIS		C134 0	08-17-1994	U	I	480,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
LISTON, KEVIN M		C102 0	08-02-1985	U	I	1	B	2023	3260	613,500	2022	3260	570,900	2021	3260	487,100	
KENTUCKY, FRIED CHICKEN		C449 0	03-05-1969	U		0			3260	556,800		3260	487,200		3260	83,300	
Total								1,170,300		Total		1,058,100		Total		1,057,600	

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						
CI21				HYAN						

NOTES										VISIT / CHANGE HISTORY										
-KFC -TACO BELL										Date	Id	Type	Is	Cd	Purpost/Result					
										04-29-2020	GM	04		FR	Field Review					
										10-29-2019	CK	22		22	Change of Address					
										10-11-2018	SR	01		03	Cycl Insp Comp					
										07-15-2009	TP	03		16	In Office Review					
										05-26-2009	MK	02		14	Cyclical Inspection					
										08-15-2007	TP	02		01	Meas/Est					
										05-20-2003	PT	02		01	Meas/Est					
Total Appraised Parcel Value															1,164,600					

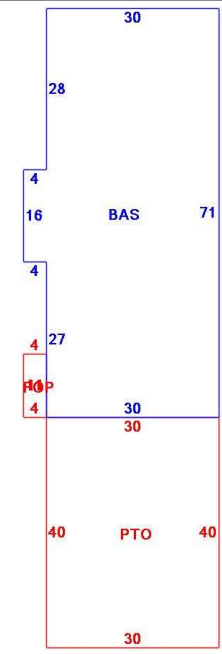
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result	
BLDC-21-23	01-07-2022	803	Addn Alt-Comm	56,500		100		pour new exterior cooler haunc		04-29-2020	GM	04		FR	Field Review	
18-3906	12-05-2018	836	Sign	0		100		Reface existing signage 35 s		10-29-2019	CK	22		22	Change of Address	
18-3316	10-25-2018	803	Addn Alt-Comm	102,000		100		Interior renovation of the dinin		10-11-2018	SR	01		03	Cycl Insp Comp	
90763	03-10-2006	DE	Demolish	16,000	08-14-2007	100	06-30-2007	KFC		07-15-2009	TP	03		16	In Office Review	
90764	07-22-2005	CM	Commercial	425,000	08-14-2007	100	06-30-2007	KFC/TACO BELL		05-26-2009	MK	02		14	Cyclical Inspection	
										08-15-2007	TP	02		01	Meas/Est	
										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	326F	REST/FASTFD	DMS	4		0.600	AC	330,000.00	1.17171	C	1.00	CI21	2.400		0	927,993	556,800	
Total Card Land Units						0.60	AC	Parcel Total Land Area: 0.60					Total Land Value					556,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	Fast Food Chain			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
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	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3260				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
326F	REST/FASTFD M94	100
		0
		0

COST / MARKET VALUATION		
RCN		557,832
Year Built		2006
Effective Year Built		2010
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		7
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		93
RCNLD		518,800
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	21,000	3.00	2006		74		0.00	46,600
TRSH	Trash Encl-3 sid	L	1	5643.00	2006		74		0.00	4,200
RFCC	Reinforced Con	L	312	7.25	2006		74		0.00	1,700
LT1	LT POLE W/MH	L	5	4251.00	2006		74		0.00	15,700
PAV2	PAVING-CONC	L	60	6.00	2006		74		0.00	300
CCCB	Concrete Curb	L	462	12.49	2006		74		0.00	4,300
ASCB	Asphalt Curb-4"	L	360	4.69	2006	00	100	00	1.00	1,700
DUW	DRIVE-UP WIN	B	2	2798.00	2013		93		0.00	5,200
SGN3	DBL SIDED W/I	L	32	199.92	2007		76		0.00	4,900
SPOS	SIGN POST ST	L	14	223.96	2007		76		0.00	2,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,194	2,194	2,194	246.72	541,302
FOP	Open Porch	0	44	7	39.25	1,727
PTO	Patio	0	1,200	60	12.34	14,803
Ttl Gross Liv / Lease Area		2,194	3,438	2,261		557,832



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NORWELL MA 02061						COMMERC. COM LAND	3260 3260	607,800 556,800	607,800 556,800	
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								Total		1,170,300	Total		1,058,100	Total		1,057,600

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Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						
									Appraised Bldg. Value (Card) 518,800						
									Appraised Xf (B) Value (Bldg) 5,200						
									Appraised Ob (B) Value (Bldg) 83,800						
									Appraised Land Value (Bldg) 556,800						
									Special Land Value 0						
									Total Appraised Parcel Value 1,164,600						
									Valuation Method C						
									Total Appraised Parcel Value 1,164,600						

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
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PAT1	Patio- Average	L	355	5.89	2017		98		0.00	2,000
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
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Ttl Gross Liv / Lease Area										