

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CTS FIDUCIARY LLC TR ROUTE 132 REAL ESTATE TRUST C/O TURTLE ROCK LLC 231 WILLOW STREET YARMOUTH PO MA 02675						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3230	11,632,000	11,632,000	
						COM LAND	3230	6,793,900	6,793,900	VISION
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin HB;B BID Parcel ResExpt Q #DL 1 LOT 14 #DL 2 GIS ID F_986181_2705563		Plan Ref. Land Ct# 25266-F (PENDIN #SR Life Estate PP STATU Assoc Pid#				Total		18,425,900	18,425,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CTS FIDUCIARY LLC TR		C204	0	08-28-2014	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BRP HOLDINGS LLC		C204	0	08-28-2014	U	I	10	1F	2023	3230	11,897,800	2022	3230	10,927,600	2021	3230	10,236,200
CTS FIDUCIARY LLC		#D89	0	01-02-2003	U	V	0	1		3230	6,793,900		3230	5,095,400		3230	5,095,400
BILEZIKIAN, DOREEN TR		C952	0	01-15-1984	U	V	1,035,000	D								3230	928,300
FERN, FRANCES R		C936	0	10-15-1983	U		0		Total		18,691,700	Total		16,023,000	Total		16,259,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI25			HYAN

NOTES	
--CHRISTMAS TREE PLAZA-- -CHRISTMAS TREE SHOP 36,450 SF -JOANN STORE 17,645 SF -TRADER JOES 13,260 SF -YANKEE CANDLE 3,200 SF(VAC 5/20) -STARBUCKS 1,800 SF	

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
EXPC-23-1	02-13-2023	835	Sid/Wind/Roof/	115,392	06-30-2023	100	06-30-2023	Roof repairs, like for like, exce	04-29-2020	GM	04		FR	Field Review
EXPC-22-6	09-19-2022	835	Sid/Wind/Roof/	15,000	06-30-2023	100	06-30-2023	Replace 3, 3-window grouping	06-28-2017	JR	03		03	Cycl Insp Comp
SIGN-21-90	07-20-2021	836	Sign	0	06-30-2022	100	06-30-2022	Existing building sign@ removi	08-26-2016	JR	01		02	Bldg Permit Completed
BLDC-21-86	04-12-2021	803	Addn Alt-Comm	22,000	06-30-2021	100	06-30-2021	Install new 7'8" W x 10'H overh	10-14-2014	JR	01		02	Bldg Permit Completed
20-2687	10-15-2020	803	Addn Alt-Comm	33,000	06-30-2021	100	06-30-2021	Install (1) canopy over loading						
17-3470	10-06-2017	888		0	06-30-2018	100	06-30-2018	Re-Install Exhaust Grilles 2 an						
17-2106	07-21-2017	881	Alt-Int work-Co	90,000	06-30-2018	100	06-30-2018	interior remodel of existing rest						

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	3230	SHGCTR- MDL-	SPLI	4		9.150	AC	330,000.00	1.00000	C	1.00	CI23	2.500	ALL SITE	0	742,500	6,793,900
Total Card Land Units						9.15	AC	Parcel Total Land Area: 9.15						Total Land Value		6,793,900	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CTS FIDUCIARY LLC TR ROUTE 132 REAL ESTATE TRUST C/O TURTLE ROCK LLC 231 WILLOW STREET YARMOUTH PO MA 02675						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3230	11,632,000	11,632,000	
						COM LAND	3230	6,793,900	6,793,900	VISION
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin HB;B		Plan Ref.						
#DL 1 LOT 14		#DL 2		Land Ct# 25266-F (PENDIN #SR)						
GIS ID F_986181_2705563				Life Estate PP STATU						
				Assoc Pid#						
						Total		18,425,900	18,425,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CTS FIDUCIARY LLC TR		C204	0	08-28-2014	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BRP HOLDINGS LLC		C204	0	08-28-2014	U	I	10	1F	2023	3230	11,897,800	2022	3230	10,927,600	2021	3230	10,236,200
CTS FIDUCIARY LLC		#D89	0	01-02-2003	U	V	0	1		3230	6,793,900		3230	5,095,400		3230	5,095,400
BILEZIKIAN, DOREEN TR		C952	0	01-15-1984	U	V	1,035,000	D								3230	928,300
FERN, FRANCES R		C936	0	10-15-1983	U		0										
						Total		18,691,700	Total		16,023,000	Total		16,259,900			

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI25			Batch HYAN

NOTES	
--CAPE COD CREAMERY--	

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

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
2	3230	SHGCTR- MDL-	SPLI	4		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 9.15						Total Land Value		6,793,900

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 10,489,600
 Appraised Xf (B) Value (Bldg) 214,100
 Appraised Ob (B) Value (Bldg) 928,300
 Appraised Land Value (Bldg) 6,793,900
 Special Land Value 0
 Total Appraised Parcel Value 18,425,900
 Valuation Method C

Total Appraised Parcel Value 18,425,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	91	Fast Food Local			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
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	23	Laminate			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	326F	REST/FASTFD M94			
Total Rooms	2				
Bedrooms	0				
Full Bathrooms	2				
Bath Split	04	0 Full-4 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3230	SHGCTR- MDL-94	100
		0
		0

COST / MARKET VALUATION	
RCN	583,815
Year Built	2014
Effective Year Built	2014
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	4
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	96
RCNLD	560,500
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
LDW	Loading Dock w	L	149	38.85	2014		90		0.00	5,200
TRS	Trash Encl-6' w/	L	144	3401.00	2014		90		0.00	440,800
PAT2	Patio-Good	L	1,144	9.94	2014		90		0.00	9,100
PAV1	PAVING-ASPH	L	2,100	3.00	2014		90		0.00	5,700
LT1	LT POLE W/MH	L	4	4251.00	2014		90		0.00	15,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,170	2,170	2,170	209.10	453,753
BMT	Basement Area	0	2,170	434	41.82	90,751
CLP	Loading Platform	0	149	15	21.05	3,137
FOP	Open Porch	0	910	137	31.48	28,647
UAT	Attic, Unfinished	0	144	36	52.28	7,528
Ttl Gross Liv / Lease Area		2,170	5,543	2,792		583,816

