

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MOGSTER, GARRY O & MARGARET						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
MOGSTER FAMILY TRUST						COMMERC.	3330	618,400	618,400	
C/O BJ'S WHOLESALE CLUB INC						COM LAND	3330	680,000	680,000	
25 RESEARCH DRIVE		SUPPLEMENTAL DATA								VISION
WESTBOROUG MA 01581		Alt Prcl ID		Plan Ref.						
		Split Zonin		Land Ct# 11519-E						
		BID Parcel		#SR						
		ResExpt Q		Life Estate						
		#DL 1 LOTS 246, 247 & 248		PP STATU						
		#DL 2								
		GIS ID F_986916_2705822		Assoc Pid#						
						Total		1,298,400	1,298,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MOGSTER, GARRY O & MARGARET M T		C211298	0	11-15-2016	U	I	2,600,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HYANNIS ROUTE 132 RETAIL LLC		C211297	0	11-15-2016	Q	I	1,040,000	00	2023	3330	618,400	2022	3330	618,400	2021	3330	612,000
JAY IMAD ENTR IYANNOUGH RD LLC		C184956	0	01-04-2008	Q	I	815,000	00		3330	680,000		3330	612,000		3330	618,400
HATEM ENTR IYANNOUGH ROAD LLC		C175290	0	12-09-2004	Q	I	526,000	00									
MOTIVA ENTERPRISES LLC		C153107	0	05-13-1999	U	I	243,300	1B									
									Total	1,298,400	Total	1,230,400	Total	1,230,400	Total	1,230,400	

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			
CI23				HYAN	Appraised Bldg. Value (Card)	0	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	618,400	
					Appraised Land Value (Bldg)	680,000	
					Special Land Value	0	
					Total Appraised Parcel Value	1,298,400	
					Valuation Method	C	
					Total Appraised Parcel Value	1,298,400	

NOTES										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
16-736	03-28-2016	810	Demolition	60,000	05-25-2016	100	06-30-2016	Demo Entire Site (Bldg., Cano	04-29-2020	GM	04		FR	Field Review			
201507574	12-31-2015	OT	Other	1,200,000	05-25-2016	100	06-30-2016	NEW 8MPD GAS FUELING W	03-20-2017	AL	22		22	Change of Address			
201504463	07-17-2015	SG	Sign	0	05-25-2016	100	06-30-2016	REFACE EXISIING 84.7 SIGN	07-06-2016	JR	01		02	Bldg Permit Completed			
201103513	07-01-2011	NR	New Roof	8,000	06-30-2012	100	06-30-2012		01-09-2015	JR	03		03	Cycl Insp Comp			
81960	01-28-2005	RW	Repair Work		01-01-2006	100	01-01-2006	NEW SIGN	04-07-2009	MA	22		22	Change of Address			
15360	05-22-1996	AD	Addition	22,000	01-01-1997	100	12-31-1997	canopy	09-25-2008	JR	03		16	In Office Review			
B36337	11-01-1993	RE	Remodel	15,000	01-15-1995	100	12-31-1995										

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	333V	FUEL SV/PR M-	HB	4	0.480	AC	330,000.00	1.37373	1.0000	C	1.25	CI23	2.500	USE	1.0000	1,416,657	680,000
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			680,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	94	Outbuildings			
Model	00	Vacant or OBY			
Grade:					
Stories					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Floor 1					
Interior Floor 2					
Heat Fuel					
Heat Type					
AC Type					
Bedrooms					
Full Baths					
Half Baths					
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt					
Rms Prts					
Bath Split					
CONDO DATA					
Parcel Id		C		Owne	0.0
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New					0
Year Built					0
Effective Year Built					0
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					0
Functional Obsol					0
External Obsol					0
Trend Factor					1
Condition					
Condition %					100
Percent Good					98
RCNLD					0
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
CNP	Gas Pump Cp	L	4,560	32.83	2016		94		0.00	140,700
PMIS	Gas Pump Isla	L	8	181.21	2016		94		0.00	1,400
GEN2	Commercial G	L	1	61500.00	2016		94		0.00	57,800
CCCB	Concrete Curb	L	790	12.49	2016		94		0.00	9,300
LT1	LT POLE W/M	L	5	4251.00	2016		94		0.00	20,000
SGN6	Gas Price-Elec	L	64	271.32	2016		94		0.00	16,300
SPO2	SIGN POST S	L	12	73.02	2016		94		0.00	800
RFCC	Reinforced Co	L	10,00	7.25	2016		94		0.00	68,200
PAV1	PAVING-ASP	L	7,500	3.00	2016		94		0.00	21,200
TRS	Trash Encl-6'	L	1	3401.00	2016		94		0.00	3,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0



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MOGSTER, GARRY O & MARGARET MOGSTER FAMILY TRUST C/O BJ'S WHOLESALE CLUB INC 25 RESEARCH DRIVE WESTBOROUGH MA 01581						Description	Code	Assessed	Assessed		Total	1,298,400	1,298,400					
						COMMERC.	3330	618,400	618,400									
						COM LAND	3330	680,000	680,000									
SUPPLEMENTAL DATA																		
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										Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
										2023	3330	618,400	2022	3330	618,400	2021	3330	612,000
											3330	680,000		3330	612,000		3330	618,400
										Total		1,298,400	Total		1,230,400	Total		1,230,400
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										Special Land Value				0				
										Total Appraised Parcel Value				1,298,400				
										Valuation Method				C				
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GASD	STL 20m gas t	L	2	80825.00	2016		94		0.00	152,000
GASE	24k GAL DBL	L	1	103020.0	2016		94		0.00	96,800
PAT1	Patio- Average	L	76	5.89	2016		94		0.00	500
KSK1	KIOSK-SERV	L	144	215.99	2016		97		0.00	30,200
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										