

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ARGIROS, ALEXANDER A TR								Description	Code	Appraised	Assessed	801	
HYANNIS REALTY VENTURES NOMI								COMMERC.	3260	1,360,300	1,360,300		
C/O CHARLES RIVER REALTY								COM LAND	3260	847,900	847,900	FY2024	
PO BOX 262				SUPPLEMENTAL DATA								BARNSTABLE, MA	
NORWOOD MA 02062				Alt Prcl ID	Split Zonin	Plan Ref.	326/47, 475/72					VISION	
				BID Parcel	Land Ct#	11519-S							
				ResExpt Q	#SR	HINCKLEY RD							
				#DL 1	LOT 301	Life Estate							
				#DL 2		PP STATU							
				GIS ID	F_987132_2705772	Assoc Pid#					Total	2,208,200	2,208,200

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ARGIROS, ALEXANDER A TR				D126	0	12-17-2014	U	I	1,451,218	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PIONE REMAINDER LLC				C1621	0	07-10-2001	U	I	50,070	1	2023	3260	1,360,300	2022	3260	1,073,200	2021	3260	1,011,100
UNO RESTAURANTS INC				C128	0	11-15-1992	Q	I	1,050,000	U		3260	847,900		3260	641,700		3260	641,700
PIZZUTI, STEVEN J TR				C1125	0	10-15-1987	Q	I	726,000	U								3260	62,100
DENNY'S INC				C910	0	02-15-1983	Q	I	698,000	U									
											Total	2,208,200	Total	1,714,900	Total	1,714,900	Total	1,714,900	

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					
--BAMBOO ASIAN RESTAURANT--												Date	Id	Type	Is	Cd	Purpost/Result
												04-29-2020	GM	04		FR	Field Review
												06-29-2017	JR	01		02	Bldg Permit Completed
												07-06-2016	JR	01		02	Bldg Permit Completed
												08-24-2015	AL	22		22	Change of Address
												01-09-2015	JR	03		03	Cycl Insp Comp
												01-05-2015	AL	03		16	In Office Review
												10-19-2010	NF	03		16	In Office Review
												Total Appraised Parcel Value				2,208,200	

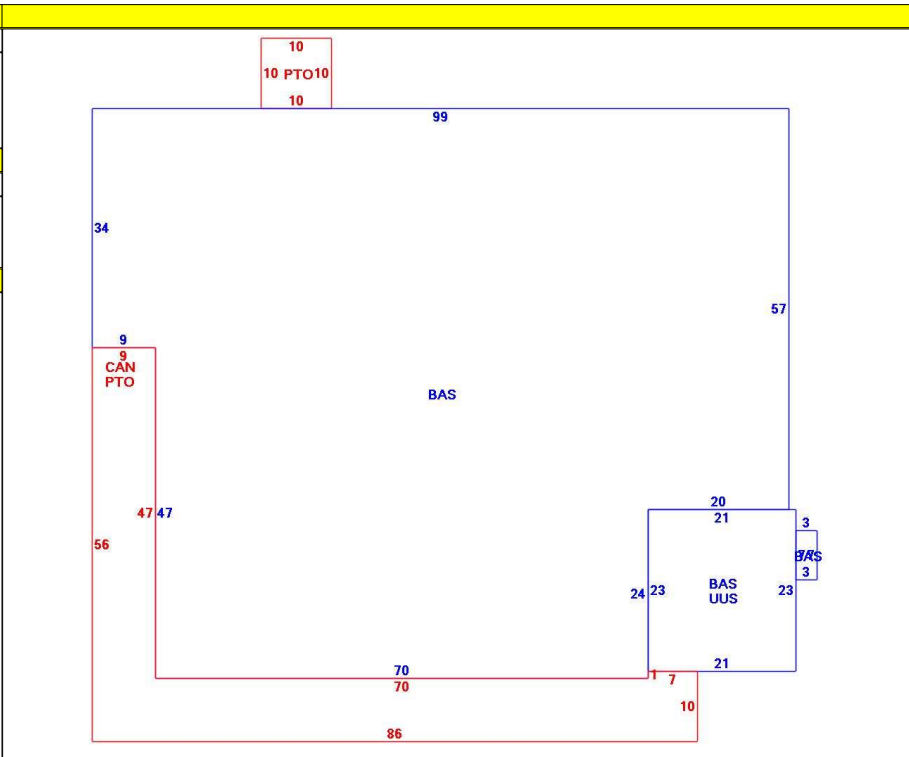
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
17-4161	05-01-2018	803	Addn Alt-Comm	25,000		100		AT&T proposes to add a P648		04-29-2020	GM	04		FR	Field Review
17-880	05-19-2017	804	Addn Alt-Res	24,000	06-22-2017	100	06-30-2017	8 sets of 3 panel awnings. fabr		06-29-2017	JR	01		02	Bldg Permit Completed
17-719	03-17-2017	836	Sign	0	06-22-2017	100	06-30-2017	sign for Bamboo 96 sq total 1		07-06-2016	JR	01		02	Bldg Permit Completed
16-3247	12-05-2016	888		0	06-22-2017	100	06-30-2017	Rework old ductwork and insta		08-24-2015	AL	22		22	Change of Address
16-2294	09-15-2016	803	Addn Alt-Comm	30,000	06-22-2017	100	06-30-2017	Installation of Exhaust Hood S		01-09-2015	JR	03		03	Cycl Insp Comp
16-1336	06-21-2016	880	Alt-Int work-Res	800,000	06-22-2017	100	06-30-2017	tenant fit out for new asian rest		01-05-2015	AL	03		16	In Office Review
16-521	03-15-2016	803	Addn Alt-Comm	10,000	05-10-2016	100	06-30-2016	SELECTIVE INTERIOR NON-		10-19-2010	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	3260	REST/CLUBS M	HB	4		1.000	AC	330,000.00	1.00000	C	1.00	CI23	2.500		825,000	825,000
1	3260	REST/CLUBS M		4		0.260	AC	39,600.00	2.22843	R	1.00		1.000		88,244.64	22,900
Total Card Land Units						1.26	AC	Parcel Total Land Area: 1.26						Total Land Value		847,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	21	Stone/Masonry			
Exterior Wall 2	16	Stucco on Wood			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3260				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3260	REST/CLUBS M94	100
		0
		0

COST / MARKET VALUATION	
RCN	1,622,793
Year Built	1978
Effective Year Built	1993
Depreciation Code	G
Remodel Rating	04
Year Remodeled	2016
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	1,298,200
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	36,000	3.00	1989		40		0.00	43,200
LT1	LT POLE W/MH	L	3	4251.00	1999		60		0.00	7,700
TRS	Trash Encl-6' w/	L	1	3401.00	2016		94		0.00	3,200
RFCC	Reinforced Con	L	308	7.25	1999		60		0.00	1,300
PKBR	Parking Bumper	L	5	52.17	1999		60		0.00	200
SGN3	DBL SIDED W/I	L	32	199.92	2016		94		0.00	6,000
SPO2	SIGN POST ST	L	7	73.02	2016		94		0.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,620	7,620	7,620	197.52	1,505,073	
CAN	Canopy	0	1,204	120	19.69	23,702	
PTO	Patio	0	1,304	65	9.85	12,839	
UUS	Upper Story, Unfinished	0	483	411	168.07	81,179	
Ttl Gross Liv / Lease Area		7,620	10,611	8,216		1,622,793	

