

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BFL 1955 NORTH NELLIS LLC C/O BENENSON CAPITAL PARTNER 708 THIRD AVENUE NEW YORK NY 10017								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
								COMMERC.	3210	3,417,700	3,417,700	
								COM LAND	3210	1,164,200	1,164,200	<b>VISION</b>
SUPPLEMENTAL DATA								Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT B #DL 2 GIS ID F_987462_2704967				Plan Ref. 667/77 Land Ct# #SR Life Estate PP STATU Assoc Pid#				4,581,900				

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BFL 1955 NORTH NELLIS LLC								30927	0279	11-29-2017	U	I	13,950,000	1J	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MARK HYANNIS II LLC								30190	0323	12-27-2016	U	I	0	1V	2023	3210	3,417,700	2022	3210	3,132,600	2021	3210	3,123,200
MARK HYANNIS LLC								29205	0026	10-15-2015	U	I	615,000	1		3210	1,164,200		3210	848,900		3210	848,900
A F GERMAN CO, INC								1458	0084	12-12-1969	U		0								3210	71,900	
								Total				4,581,900		Total		3,981,500		Total		4,044,000			

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			HYAN

NOTES			
--CVS--			

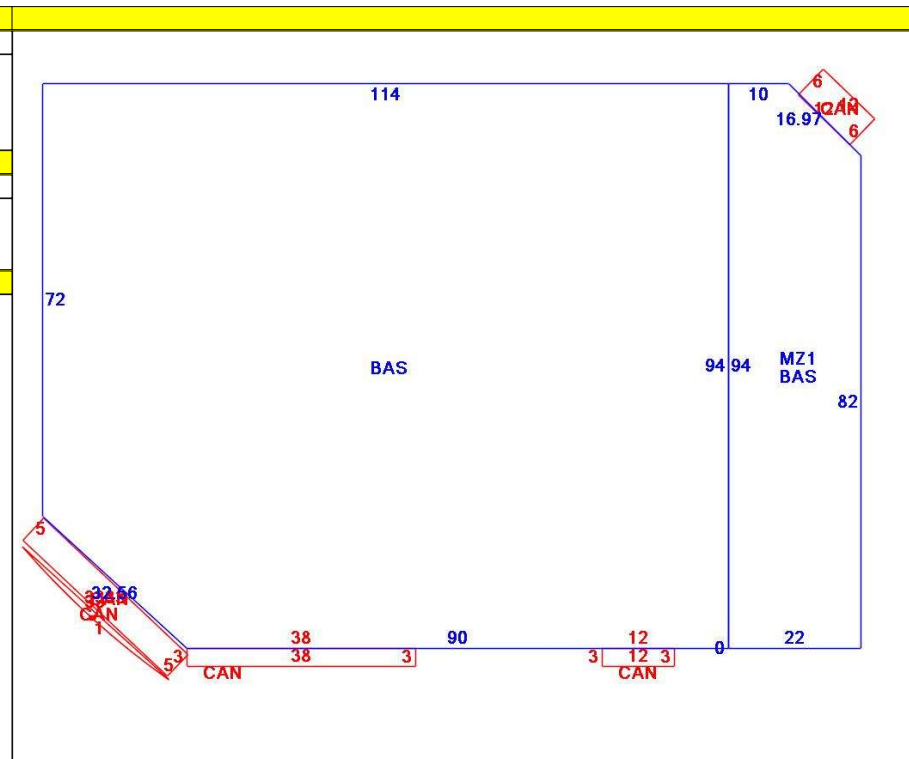
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-3392	10-02-2017	891		0		100		zoning verification for 42 Bears	04-29-2020	GM	04		FR	Field Review
17-3391	10-02-2017	891		0		100		zoning verification letter	08-08-2018	SR	02		02	Bldg Permit Completed
17-1248	05-02-2017	888		0	06-22-2017	100	06-30-2017	Finish and install complete duc	07-03-2017	JR	01		13	CALL BACK
17-1031	04-12-2017	836	Sign	0	06-22-2017	100	06-30-2017	158.30 SQ FT TOTAL SIGNS	06-22-2017	SR	01		13	CALL BACK
16-3765	03-06-2017	825	New Const - Co	1,185,000	08-08-2018	100	06-30-2017	Construct freestanding CVS 1	06-09-2017	JR	03		16	In Office Review
17-126	01-30-2017	810	Demolition	40,000	04-14-2017	100	06-30-2017	Demolition of Thrifty car rental	04-14-2017	JR	03		16	In Office Review
B37063	09-01-1994	RE	Remodel	60,000	01-15-1995	100		HYALTER	03-30-2017	SR	02		02	Bldg Permit Completed

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	3210	PHARMACY	HC	4		1.470 AC	330,000.00	1.00000	C	1.00	CI21	2.400	ALL SITE		0	792,000
Total Card Land Units						1.47	AC	Parcel Total Land Area: 1.47						Total Land Value		1,164,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	44	Pharmacy			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	30	Cement Siding			
Exterior Wall 2	15	Concr/Cinder			
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3210	PHARMACY			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	18.00				
1st Floor Use:	3251				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3210	PHARMACY	100
		0
		0

COST / MARKET VALUATION		
RCN		3,298,160
Year Built		2017
Effective Year Built		2016
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		2
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		98
RCNLD		3,232,200
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
ELV3	Elevator-Freight	B	1	53138.00	2019		98		0.00	52,100
ELVS	Elevator-Comm	B	2	30000.00	2019		98		0.00	58,800
DUW	DRIVE-UP WIN	B	1	2798.00	2019		98		0.00	2,700
LTHL	Halide Light Flx	L	8	1495.00	2018		98		0.00	11,700
SGN2	DOUBLE SIDE	L	6	39.53	2018		98		0.00	200
PAT1	Patio- Average	L	124	5.89	2018		98		0.00	800
PAV1	PAVING-ASPH	L	14,508	3.00	2018		98		0.00	42,700
CCCB	Concrete Curb	L	626	12.49	2018		98		0.00	7,700
TRS	Trash Encl-6' w/	L	1	3401.00	2018		98		0.00	3,300
PKBR	Parking Bumper	L	19	52.17	2018		98		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	12,448	12,448	12,448	248.22	3,089,899	
CAN	Canopy	0	409	41	24.88	10,177	
MZ1	Mezz Unfin	998	1,996	798	99.24	198,083	
Ttl Gross Liv / Lease Area		13,446	14,853	13,287		3,298,159	



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		Alt Prcl ID	Split Zonin	Plan Ref.	667/77	Total		4,581,900	4,581,900									
		BID Parcel	ResExpt Q	Land Ct#														
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		#DL 2		Life Estate														
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											3210	1,164,200		3210	848,900		3210	848,900
																	3210	71,900
										Total		4,581,900	Total		3,981,500	Total		4,044,000
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																		
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch										
CI11								HYAN										
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		Year Built								
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
FNC4	Fence-Chain Li	L	46	28.39	2018		98	C	1.00	1,300
FNC7	Chain Link Gate	L	4	810.42	2018		98		0.00	3,200
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Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										