

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCDONALD'S CORP C/O MARK MCBEE 50 OLIVER ST., STE W-1B						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
NORTH EASTO MA 02356						COMMERC.	3260	911,700	911,700	
						COM LAND	3260	843,800	843,800	VISION
SUPPLEMENTAL DATA						Total 1,755,500 1,755,500				
Alt Prcl ID		Split Zonin HB;B		Plan Ref.						
#DL 1 LOT 9		#DL 2		Land Ct#						
GIS ID F_986363_2706221		Assoc Pid#		Life Estate						
				PP STATU						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCDONALD'S CORP		C105 0	02-21-1986	U	I	350,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FERN, DANIEL J		C900 0	10-15-1982	U	I	30,000	A	2023	3260	911,700	2022	3260	847,400	2021	3260	742,800
									3260	843,800		3260	637,600		3260	637,600
															3260	112,400
								Total		1,755,500	Total		1,485,000	Total		1,492,800

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI23			Batch HYAN

NOTES	
--MCDONALDS--	

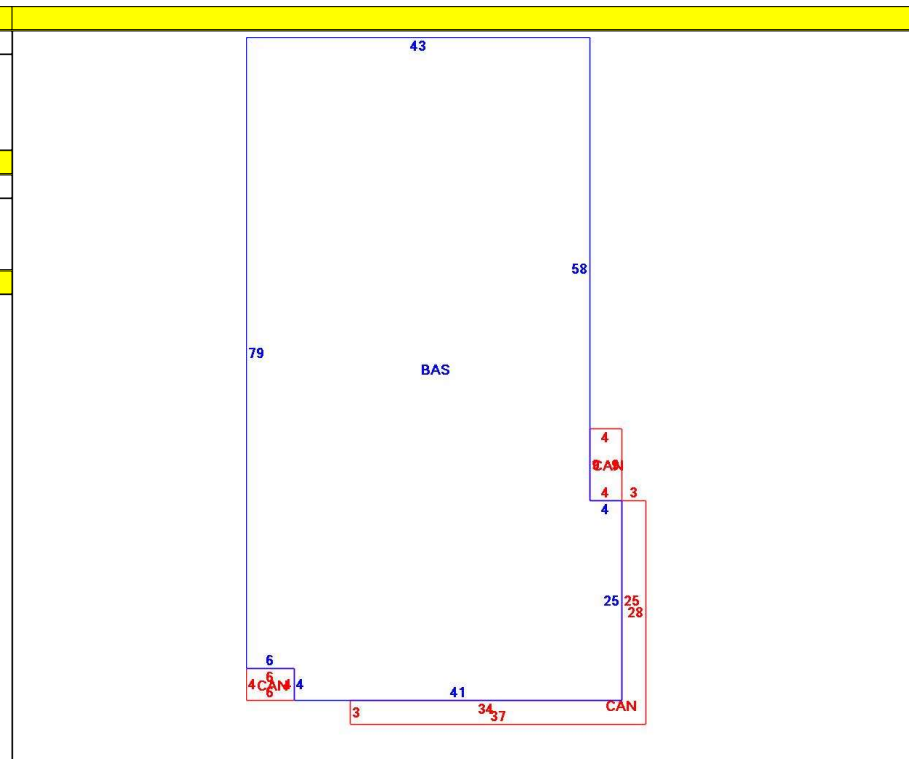
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDC-22-19	09-14-2022	803	Addn Alt-Comm	50,000		100		Remodel front sales counter ar	08-22-2022	CK	03		16	In Office Review
SIGN-22-78	07-27-2022	836	Sign	0		100		Replace 123.3sf sign cabinet o	04-29-2020	GM	04		FR	Field Review
BLDC-21-16	08-10-2021	881	Alt-Int work-Co	20,000	06-30-2022	100	06-30-2022	Front counter renovation, inclu	06-27-2019	SR	01		03	Cycl Insp Comp
SIGN-21-32	05-21-2021	836	Sign	0	06-30-2021	100	06-30-2021	One (1) Order Here Canopy, 2	04-19-2017	TR	22		22	Change of Address
SIGN-21-31	05-21-2021	836	Sign	0	06-30-2021	100	06-30-2021	One (1) Digital Pre-Sell Board,	01-12-2015	JR	03		03	Cycl Insp Comp
SIGN-21-30	05-21-2021	836	Sign	0	06-30-2021	100	06-30-2021	One (1) Double Arm Gateway	09-26-2011	DR	22		22	Change of Address
SIGN-21-29	05-21-2021	836	Sign	0	06-30-2021	100	06-30-2021	McDonalds Menu boards - On	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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	326F	REST/FASTFD	SPLI	4		1.000	AC 330,000.00	1.00000	C	1.00	CI23	2.500	SITE		0	825,000
1	326F	REST/FASTFD		4		0.090	AC 39,600.00	5.26695	R	1.00		1.000	EXCS		0	208,573.2
Total Card Land Units						1.09	AC	Parcel Total Land Area: 1.09						Total Land Value		843,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	Fast Food Chain			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	03	Plastered			
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	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3260				
Sewer Occupan					

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

COST / MARKET VALUATION		
RCN		853,881
Year Built		2000
Effective Year Built		2010
Depreciation Code		VG
Remodel Rating		04
Year Remodeled		2018
Depreciation %		7
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		93
RCNLD		794,100
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
PAV1	PAVING-ASPH	L	36,500	3.00	2000		62		0.00	67,900
DUW	DRIVE-UP WIN	B	2	2798.00	2012		93		0.00	5,200
LT1	LT POLE W/MH	L	8	4251.00	2000		62		0.00	21,100
FGPL	Flagpole-25'	L	1	2229.00	2000		62		0.00	1,400
PAT1	Patio- Average	L	670	5.89	2000		62		0.00	2,300
SPO2	SIGN POST ST	L	6	73.02	2000		62		0.00	300
CCCB	Concrete Curb	L	1,030	12.49	2000		62		0.00	8,000
TRS	Trash Encl-6' w/	L	1	3401.00	2000		62		0.00	2,100
RFCC	Reinforced Con	L	952	7.25	2000		62		0.00	4,300
SGN3	DBL SIDED W/I	L	40	199.92	2000		62		0.00	5,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,645	3,645	3,645	232.67	848,064	
CAN	Canopy	0	246	25	23.64	5,817	
Ttl Gross Liv / Lease Area		3,645	3,891	3,670		853,881	

