

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BARNSTABLE, TOWN OF (ARP) C/O CAPE TOWN PLAZA LLC C/O WS ASSET MANAGEMENT INC 33 BOYLSTON ST SUITE 3000 CHESTNUT HIL MA 02467						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3230	19,474,300	19,474,300	
						COM LAND	3230	16,013,300	16,013,300	VISION
SUPPLEMENTAL DATA						Total		35,487,600	35,487,600	
Alt Prcl ID Split Zonin HB;B BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_985429_2707058				Plan Ref. 66/49 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BARNSTABLE, TOWN OF (ARP) TOWN OF BARNSTABLE		3514 0587	0074 0271	07-08-1982	U	V	0 6,700	1E	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				11-29-1941	U	V			2023	3230 3230	29,179,700 16,013,300	2022	3230 3230	26,678,900 12,009,900	2021	3230 3230 3230	25,355,800 12,009,900 870,800
		Total						Total		45,193,000	Total		38,688,800		Total		38,236,500

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											

NOTES										VISIT / CHANGE HISTORY								
--CAPE TOWN PLAZA-- BURRITO BISTRO CARDIS ULTRA BEAUTY PANERA BREAD WORKNGEAR										Date	Id	Type	Is	Cd	Purpost/Result			
										09-06-2023	SR	02		13	CALL BACK			
										04-29-2020	GM	04		FR	Field Review			
										02-24-2017	JR	01		03	Cycl Insp Comp			
										01-12-2015	JR	03		03	Cycl Insp Comp			
										09-10-2013	JR	01		02	Bldg Permit Completed			
										Total Appraised Parcel Value								35,487,600

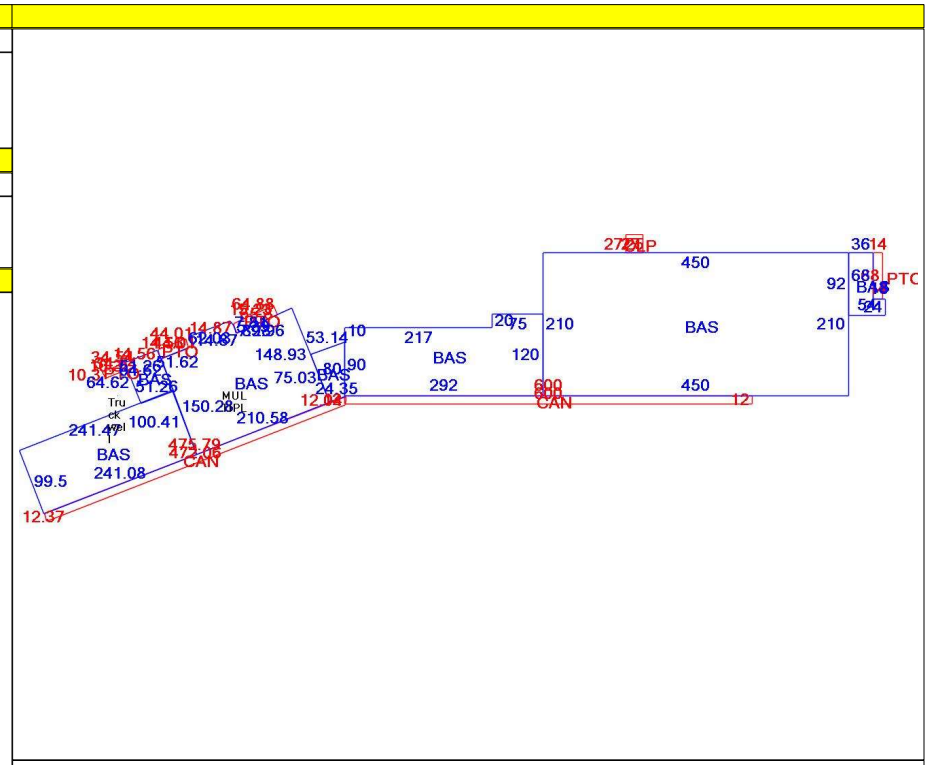
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		
BLDC-23-22	10-13-2023	810	Demolition	45,000		0		Demo Bank of America kiosk b		09-06-2023	SR	02		13	CALL BACK		
SM-23-85	09-20-2023	834	Sheet Metal	92,500		100		Install Curbs, Owner Supply R		04-29-2020	GM	04		FR	Field Review		
BLDC-23-17	08-14-2023	803	Addn Alt-Comm	38,643		0		Partial Storefront Replacement		02-24-2017	JR	01		03	Cycl Insp Comp		
SIGN-23-12	07-13-2023	836	Sign	0		100		SWPPP and Construction Ge		01-12-2015	JR	03		03	Cycl Insp Comp		
BLDC-23-63	05-08-2023	803	Addn Alt-Comm	12,346,531	06-30-2023	50		Cape Town Plaza LLC is cond		09-10-2013	JR	01		02	Bldg Permit Completed		
BLDC-23-26	03-22-2023	881	Alt-Int work-Co	4,100,000	06-30-2023	50		renovation/tenant fit-out of 53,									
BLDC-23-25	03-08-2023	881	Alt-Int work-Co	225,000	06-30-2023	100	06-30-2023	removal of interior finishes/inte									

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		25.880	AC	330,000.00	1.00000	C	1.00	CI23	2.500	ALL SITE	0	618,750	16,013,300
Total Card Land Units						25.88	AC	Parcel Total Land Area: 25.88				Total Land Value				16,013,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	16	Plaza w/Anchor			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	10.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	08	Typical			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	3230	SHGCTR- MDL-94			
Total Rooms					
Bedrooms	01				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	00	NONE			
Frame Type	03	MASONRY			
Baths/Plumbing	00	NONE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	20.00				
1st Floor Use:	3231				
Sewer Occupan					

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

COST / MARKET VALUATION		
RCN		21,494,659
Year Built		1973
Effective Year Built		1992
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		21
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		UC
Condition %		50
Percent Good		50
RCNLD		10,747,300
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	650.00	3.00	1985		32		0.00	624,000
FNC3	FENCE-6' CHAI	L	292	22.04	1985		32		0.00	2,100
KSK3	Bank Kiosk AT	L	190	318.23	1985		66		0.00	39,900
LDW	Loading Dock w	L	675	38.85	1992		73		0.00	19,100
LDWL	Load well w/pav	L	2,100	17.23	1985		66		0.00	23,900
LDWL	Load well w/pav	L	2,100	17.23	1985		66		0.00	23,900
PAT1	Patio- Average	L	2,925	5.89	1985		66		0.00	9,100
LT1	LT POLE W/MH	L	28	4251.00	1985		32		0.00	38,100
SGN2	DOUBLE SIDE	L	48	39.53	2017		96		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	191,186	191,186	191,186	111.56	21,329,322	
CAN	Canopy	0	12,675	1,268	11.16	141,462	
CLP	Loading Platform	0	675	68	11.24	7,586	
PTO	Patio	0	2,925	146	5.57	16,288	
Ttl Gross Liv / Lease Area		191,186	207,461	192,668		21,494,658	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BARNSTABLE, TOWN OF (ARP) C/O CAPE TOWN PLAZA LLC C/O WS ASSET MANAGEMENT INC 33 BOYLSTON ST SUITE 3000 CHESTNUT HIL MA 02467						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3230	19,474,300	19,474,300	
						COM LAND	3230	16,013,300	16,013,300	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin HB;B BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_985429_2707058				Plan Ref. 66/49 Land Ct# #SR Life Estate PP STATU Assoc Pid#		35,487,600				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BARNSTABLE, TOWN OF (ARP) TOWN OF BARNSTABLE		3514 0587	0074 0271	07-08-1982	U	V	0 6,700	1E	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				11-29-1941	U	V			2023	3230	29,179,700	2022	3230	26,678,900	2021	3230	25,355,800
										3230	16,013,300		3230	12,009,900		3230	12,009,900
									Total		45,193,000	Total		38,688,800	Total		38,236,500

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											
NOTES																			
--IHOP--																			
Total Appraised Parcel Value										35,487,600									
Valuation Method										C									
Total Appraised Parcel Value										35,487,600									

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.	Nhbd 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: 25.88						Total Land Value 16,013,300					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	16	Stucco on Wood			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	09	Enam Mtl Shing			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	01				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3230				
Sewer Occupan					

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

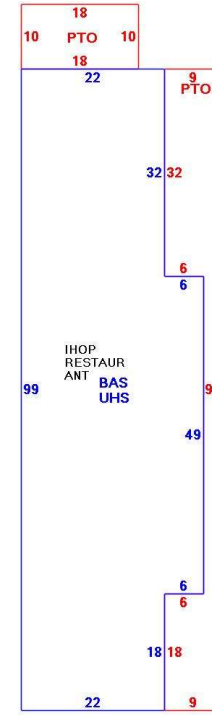
COST / MARKET VALUATION		
RCN		776,890
Year Built		1973
Effective Year Built		1987
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		25
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		75
RCNLD		582,700
Dep % Ovr		
Dep Ovr Comment		
Misc 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
SPO2	SIGN POST ST	L	40	73.02	2000		62		0.00	1,800
FNC3	FENCE-6' CHAI	L	40	22.04	1993		48		0.00	400
FNC7	Chain Link Gate	L	2	810.42	1993		48		0.00	800
PKBR	Parking Bumper	L	6	52.17	1993		48		0.00	200
SGN3	DBL SIDED W/I	L	60	199.92	2000		62		0.00	7,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,472	2,472	2,472	214.43	530,078
PTO	Patio	0	777	39	10.76	8,363
UHS	Half Story, Unfinished	0	2,472	1,112	96.46	238,449
Ttl Gross Liv / Lease Area		2,472	5,721	3,623		776,890



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BARNSTABLE, TOWN OF (ARP) C/O CAPE TOWN PLAZA LLC C/O WS ASSET MANAGEMENT INC 33 BOYLSTON ST SUITE 3000 CHESTNUT HIL MA 02467						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3230	19,474,300	19,474,300	
						COM LAND	3230	16,013,300	16,013,300	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin HB;B BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_985429_2707058				Plan Ref. 66/49 Land Ct# #SR Life Estate PP STATU Assoc Pid#		35,487,600				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BARNSTABLE, TOWN OF (ARP)		3514	0074	07-08-1982	U	V	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TOWN OF BARNSTABLE		0587	0271	11-29-1941	U	V	6,700	2023	3230	29,179,700	2022	3230	26,678,900	2021	3230	25,355,800
									3230	16,013,300		3230	12,009,900		3230	12,009,900
									3230			3230	870,800			
								Total		45,193,000	Total		38,688,800	Total		38,236,500

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											
NOTES																			
MULTI TENANT -VERIZON -PAPER STORE -T MOBILE -2 OTHERS																			
Total Appraised Parcel Value										35,487,600									

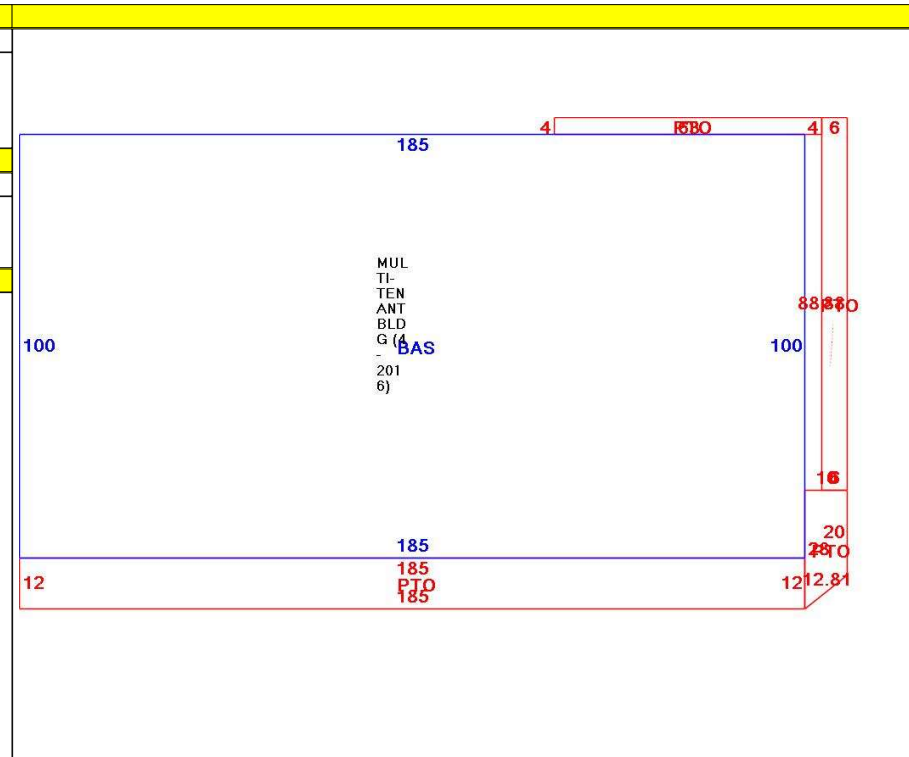
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		

LAND LINE VALUATION SECTION																				
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustme		Adj Unit Pric	Land Value		
3	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: 25.88						Total Land Value						16,013,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	16	Plaza w/Anchor			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	5.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	17	Stucco/Masonry			
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		2,988,423
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1973
AC Type	03	Central	Effective Year Built		1992
Size Adj Tbl	3230	SHGCTR- MDL-94	Depreciation Code		G
Total Rooms			Remodel Rating		
Bedrooms	01		Year Remodeled		
Full Bathrooms	0		Depreciation %		21
Bath Split	00	0 Full-0 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	03	MASONRY	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	08	TYPICAL	Percent Good		79
Common Wall	00	0%	RCNLD		2,360,900
Wall Height	14.00		Dep % Ovr		
1st Floor Use:	323I		Dep Ovr Comment		
Sewer Occupan			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
TRSH	Trash Encl-3 sid	L	2	5643.00	1988		69		0.00	7,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	18,500	18,500	18,500	160.13	2,962,481	
PTO	Patio	0	3,240	162	8.01	25,942	
Ttl Gross Liv / Lease Area		18,500	21,740	18,662		2,988,423	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BARNSTABLE, TOWN OF (ARP) C/O CAPE TOWN PLAZA LLC C/O WS ASSET MANAGEMENT INC 33 BOYLSTON ST SUITE 3000 CHESTNUT HIL MA 02467						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3230	19,474,300	19,474,300	
						COM LAND	3230	16,013,300	16,013,300	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin HB;B BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_985429_2707058				Plan Ref. 66/49 Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total 35,487,600 35,487,600				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BARNSTABLE, TOWN OF (ARP)		3514	0074	07-08-1982	U	V	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TOWN OF BARNSTABLE		0587	0271	11-29-1941	U	V	6,700	2023	3230	29,179,700	2022	3230	26,678,900	2021	3230	25,355,800
									3230	16,013,300		3230	12,009,900		3230	12,009,900
									3230			3230	870,800			
		Total						Total		45,193,000	Total		38,688,800	Total		38,236,500

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			

NOTES				APPRAISED VALUE SUMMARY			
MULTI TENANT -OLD NAVY -FIVE BELOW -VAC UNIT(EST 18,000 SF)				Appraised Bldg. Value (Card)	18,503,200		
				Appraised Xf (B) Value (Bldg)	100,300		
				Appraised Ob (B) Value (Bldg)	870,800		
				Appraised Land Value (Bldg)	16,013,300		
				Special Land Value	0		
				Total Appraised Parcel Value	35,487,600		
				Valuation Method	C		
				Total Appraised Parcel Value	35,487,600		

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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
4	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: 25.88						Total Land Value		16,013,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	16	Plaza w/Anchor			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	3.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	17	Stucco/Masonry			
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	23	Laminate			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3230	SHGCTR- MDL-94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	16.00				
1st Floor Use:	323I				
Sewer Occupan					

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

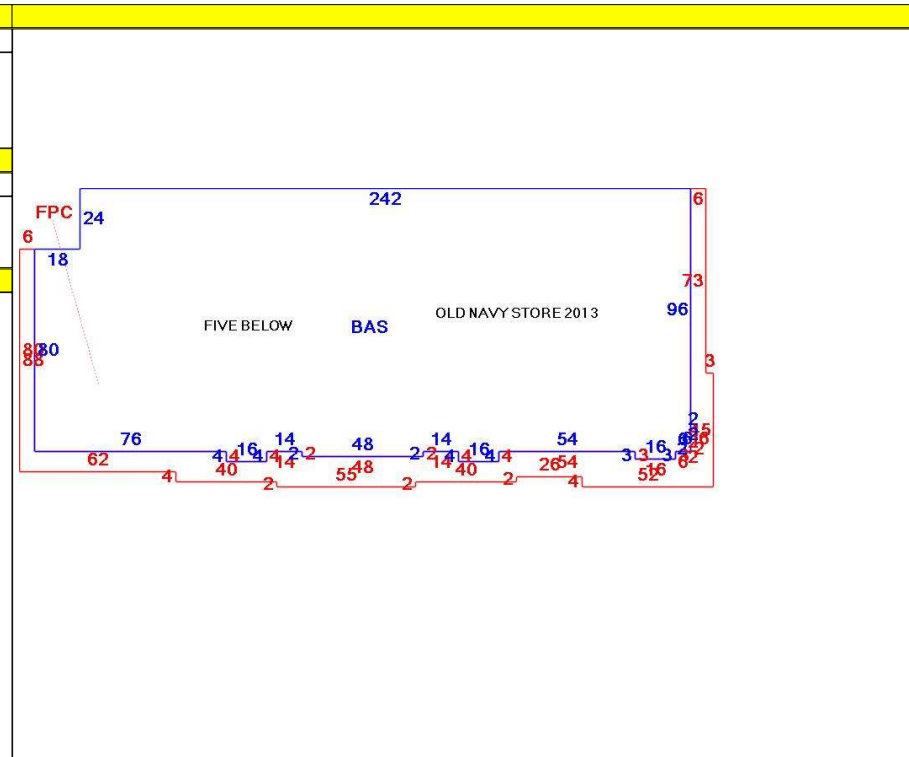
COST / MARKET VALUATION		
RCN		4,181,405
Year Built		2002
Effective Year Built		2007
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		9
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		91
RCNLD		3,805,100
Dep % Ovr		
Dep Ovr Comment		
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
SPR1	SPRINKLERS-	B	26,892	4.10	2010		91		0.00	100,300
LDWL	Load well w/pav	L	864	17.23	2002		83		0.00	12,400
TRS	Trash Encl-6' w/	L	1	3401.00	2002		66		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	26,892	26,892	26,892	151.99	4,087,323
FPC	Open Porch Conc. Floor	0	4,127	619	22.80	94,082
Ttl Gross Liv / Lease Area		26,892	31,019	27,511		4,181,405



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BARNSTABLE, TOWN OF (ARP) C/O CAPE TOWN PLAZA LLC C/O WS ASSET MANAGEMENT INC 33 BOYLSTON ST SUITE 3000 CHESTNUT HIL MA 02467						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3230	19,474,300	19,474,300	
						COM LAND	3230	16,013,300	16,013,300	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin HB;B BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_985429_2707058				Plan Ref. 66/49 Land Ct# #SR Life Estate PP STATU Assoc Pid#		35,487,600				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BARNSTABLE, TOWN OF (ARP) TOWN OF BARNSTABLE		3514	0074	07-08-1982	U	V	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		0587	0271	11-29-1941	U	V	6,700	1E	2023	3230	29,179,700	2022	3230	26,678,900	2021	3230	25,355,800
									3230	16,013,300		3230	12,009,900		3230	12,009,900	
																	870,800
								Total		45,193,000	Total		38,688,800	Total		38,236,500	

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											
NOTES																			
--TIKI-PORT--																			
										Appraised Bldg. Value (Card)		18,503,200							
										Appraised Xf (B) Value (Bldg)		100,300							
										Appraised Ob (B) Value (Bldg)		870,800							
										Appraised Land Value (Bldg)		16,013,300							
										Special Land Value		0							
										Total Appraised Parcel Value		35,487,600							
										Valuation Method		C							
										Total Appraised Parcel Value		35,487,600							

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.	Nhbd Adj	Notes		Location Adjustme	Adj Unit Pric	Land Value
5	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: 25.88						Total Land Value		16,013,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	C	Average			
Stories	1.5				
Occupancy	1.00				
Exterior Wall 1	13	T111 Siding			
Exterior Wall 2	16	Stucco on Wood			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	01				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	3230				
Sewer Occupan					

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

COST / MARKET VALUATION		
RCN		1,149,990
Year Built		1974
Effective Year Built		1987
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		25
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		75
RCNLD		862,500
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

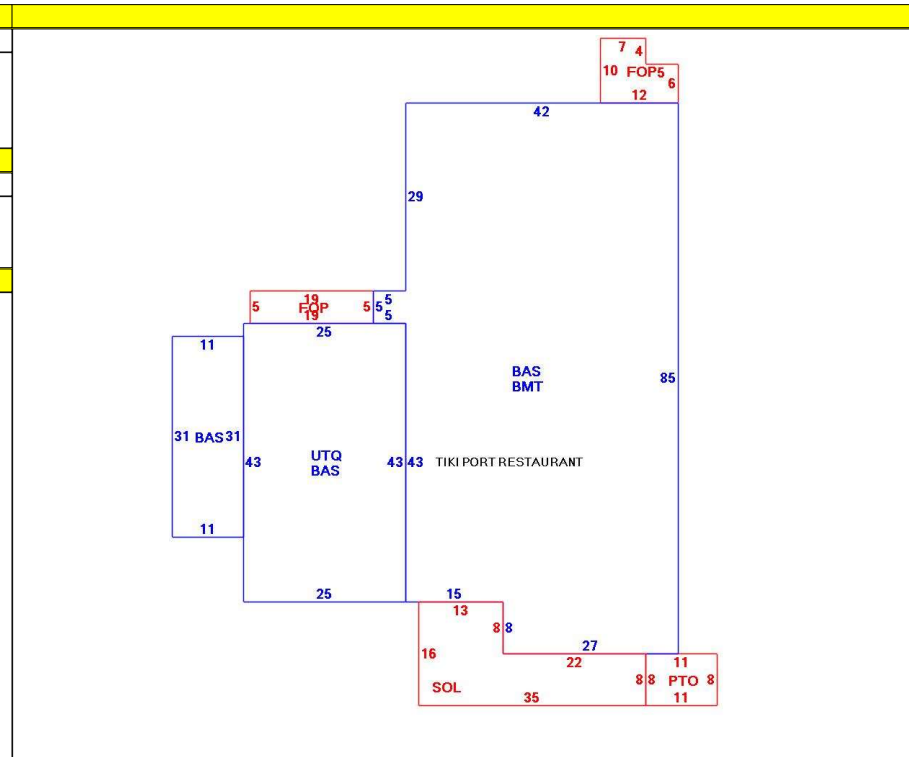
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SOL	Solarium	L	384	171.10	1988		69	C	1.00	38,100
SGN3	DBL SIDED W/I	L	56	199.92	2000		62		0.00	6,900
SPO2	SIGN POST ST	L	40	73.02	2000		62		0.00	1,800
PKBR	Parking Bumper	L	5	52.17	1988		38		0.00	100

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,891	4,891	4,891	179.83	879,531
BMT	Basement Area	0	3,475	695	35.97	124,979
FOP	Open Porch	0	195	29	26.74	5,215
PTO	Patio	0	88	4	8.17	719
SOL	Solarium	0	384	77	36.06	13,847
UTQ	Unfinished Three-quarter story	0	1,075	699	116.93	125,699

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,891	4,891	4,891	179.83	879,531
BMT	Basement Area	0	3,475	695	35.97	124,979
FOP	Open Porch	0	195	29	26.74	5,215
PTO	Patio	0	88	4	8.17	719
SOL	Solarium	0	384	77	36.06	13,847
UTQ	Unfinished Three-quarter story	0	1,075	699	116.93	125,699
Ttl Gross Liv / Lease Area		4,891	10,108	6,395		1,149,990



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BARNSTABLE, TOWN OF (ARP) C/O CAPE TOWN PLAZA LLC C/O WS ASSET MANAGEMENT INC 33 BOYLSTON ST SUITE 3000 CHESTNUT HIL MA 02467						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3230	19,474,300	19,474,300	
						COM LAND	3230	16,013,300	16,013,300	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin HB;B BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_985429_2707058				Plan Ref. 66/49 Land Ct# #SR Life Estate PP STATU Assoc Pid#		35,487,600				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BARNSTABLE, TOWN OF (ARP) TOWN OF BARNSTABLE		3514 0587	0074 0271	07-08-1982	U	V	0 6,700	1E	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				11-29-1941	U	V			2023	3230	29,179,700	2022	3230	26,678,900	2021	3230	25,355,800
										3230	16,013,300		3230	12,009,900		3230	12,009,900
									Total		45,193,000	Total		38,688,800	Total		38,236,500

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											
NOTES																			
--ELLAS BAKERY--																			
Appraised Bldg. Value (Card)										18,503,200									
Appraised Xf (B) Value (Bldg)										100,300									
Appraised Ob (B) Value (Bldg)										870,800									
Appraised Land Value (Bldg)										16,013,300									
Special Land Value										0									
Total Appraised Parcel Value										35,487,600									
Valuation Method										C									
Total Appraised Parcel Value										35,487,600									

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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value			
6	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: 25.88						Total Land Value 16,013,300					

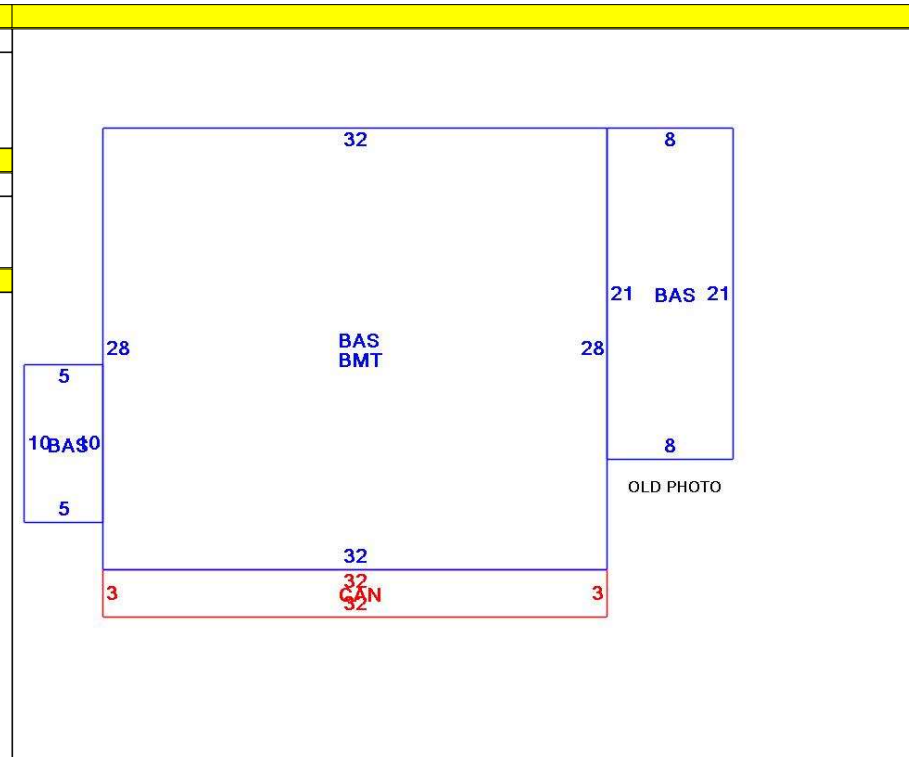
CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	12	Comm Bldg									
Model	94	Commercial									
Grade	C+	Average Plus									
Stories	1										
Occupancy	1.00										
Exterior Wall 1	15	Concr/Cinder									
Exterior Wall 2											
Roof Structure	07	Gambrel									
Roof Cover	03	Asph/F Gls/Cmp									
Interior Wall 1	05	Drywall									
Interior Wall 2											
Interior Floor 1	16	Terrazzo Epoxy				RCN		192,968			
Interior Floor 2											
Heating Fuel	03	Gas				Year Built		1974			
Heating Type	05	Hot Water				Effective Year Built		1987			
AC Type	03	Central				Depreciation Code		A			
Size Adj Tbl	3222	COMM BLDG				Remodel Rating					
Total Rooms						Year Remodeled					
Bedrooms	01					Depreciation %		25			
Full Bathrooms	0					Functional Obsol		0			
Bath Split	00	0 Full-0 Half				External Obsol		0			
Rms/Partitions	02	AVERAGE				Trend Factor		1			
Heat/AC	02	HEAT/AC SPLIT				Condition					
Frame Type	03	MASONRY				Condition %					
Baths/Plumbing	02	AVERAGE				Percent Good		75			
Ceiling/Wall	08	TYPICAL				RCNLD		144,700			
Common Wall	00	0%				Dep % Ovr					
Wall Height	10.00					Dep Ovr Comment					
1st Floor Use:	3230					Misc Imp Ovr					
Sewer Occupan						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
SGN3	DBL SIDED W/I	L	32	199.92	2010		82		0.00	5,200
SPO2	SIGN POST ST	L	24	73.02			100		0.00	1,800
TRS	Trash Encl-6' w/	L	1	3401.00	1999		60		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,114	1,114	1,114	148.10	164,978
BMT	Basement Area	0	896	179	29.59	26,509
CAN	Canopy	0	96	10	15.43	1,481
Ttl Gross Liv / Lease Area		1,114	2,106	1,303		192,968



09/06/2023