

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BOTSINI-PRIME LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
450 STATION AVENUE								COMMERC.	3260	797,700	797,700	
SOUTH YARMO MA 02664								COM LAND	3260	625,000	625,000	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID						Plan Ref.						
Split Zonin						Land Ct# 11519-R						
ResExpt Q						#SR						
#DL 1 LOT 298						Life Estate						
#DL 2						PP STATU						
GIS ID F_987304_2705665						Assoc Pid#						
									Total	1,422,700	1,422,700	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
BOTSINI-PRIME LLC							15095	0082	04-29-2002	U	I		1	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
BOTSIVALES, GREGORY TRS & HARRY							C1166	0	01-15-1989	U	I		1	1B	2023	3260	797,700	2022	3260	728,100	2021	3260	709,100	
BOTSIVALES, GREGORY TRS &							C1166	0	10-15-1988	U	I		1	1B		3260	625,000		3260	562,500		3260	562,500	
BOTSIVALES, GREGORY &							6499	0311	10-15-1988	U	I		1	1								3260	27,400	
MARSHALL, BRIAN A TR							6499	0308	10-15-1988	Q	I	575,000		00										
									Total			1,422,700			Total			1,290,600		Total		1,299,000		

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	0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B	Tracing	Batch												
CI23				HYAN												

NOTES												VISIT / CHANGE HISTORY											
--WENDYS--												Date	Id	Type	Is	Cd	Purpost/Result						
												04-29-2020	GM	04		FR	Field Review						
												06-28-2019	SR	01		03	Cycl Insp Comp						
												07-08-2016	JR	01		02	Bldg Permit Completed						
												01-12-2015	JR	03		03	Cycl Insp Comp						
												04-28-2000	GB	01		00	Meas/Listed-Interior Acces						
												05-21-1999	GB	01		00	Meas/Listed-Interior Acces						
												Total Appraised Parcel Value 1,422,700											

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						
201500394	01-21-2015	SG	Sign	0	06-30-2015	100	06-30-2015	REFACE EXISTING SIGNS -		04-29-2020	GM	04		FR	Field Review						
201407302	10-22-2014	RE	Remodel	0	06-30-2015	100	06-30-2015	INTERIOR AND EXTERIOR R		06-28-2019	SR	01		03	Cycl Insp Comp						
42714	11-30-1999	RA	Remodel-Additi	50,000	01-01-2000	100	12-31-2000	REPAIR FIRE DAMAGE		07-08-2016	JR	01		02	Bldg Permit Completed						
29359	03-11-1998	RE	Remodel	15,000	01-01-1999	100	12-31-1999	INTERIOR		01-12-2015	JR	03		03	Cycl Insp Comp						
										04-28-2000	GB	01		00	Meas/Listed-Interior Acces						
										05-21-1999	GB	01		00	Meas/Listed-Interior Acces						

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	326F	REST/FASTFD	HB	4		0.750	AC	330,000.00	1.01010	C	1.00	CI23	2.500		0	833,349	625,000			
Total Card Land Units						0.75	AC	Parcel Total Land Area: 0.75						Total Land Value						625,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	Fast Food Chain			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		911,428
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1977
AC Type	03	Central	Effective Year Built		1999
Size Adj Tbl	326F	REST/FASTFD M94	Depreciation Code		VG
Total Rooms			Remodel Rating		04
Bedrooms	00		Year Remodeled		1999
Full Bathrooms	0		Depreciation %		16
Bath Split	02	0 Full-2 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	05	SUS-CEIL & WL	Percent Good		84
Common Wall	00	0%	RCNLD		765,600
Wall Height	12.00		Dep % Ovr		
1st Floor Use:	3260		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
PAV1	PAVING-ASPH	L	14,000	3.00	1985		32		0.00	13,400
DUW	DRIVE-UP WIN	B	2	2798.00	2000		84		0.00	4,700
LT1	LT POLE W/MH	L	3	4251.00	1993		48		0.00	6,100
SPOS	SIGN POST ST	L	20	223.96	2000		62		0.00	2,800
TRS	Trash Encl-6' w/	L	1	3401.00	2000		62		0.00	2,100
RFCC	Reinforced Con	L	660	7.25	2000		62		0.00	3,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,219	3,219	3,219	279.41	899,414	
PTO	Patio	0	856	43	14.04	12,015	
Ttl Gross Liv / Lease Area		3,219	4,075	3,262		911,429	

