

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CHAUDHRY, SAEED A & ROBINA F T KSR REALTY TRUST 4 GREENFIELD DRIVE							Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
SANDWICH MA 02563							COMMERC. COM LAND	3220 3220	438,300 192,400	438,300 192,400	
SUPPLEMENTAL DATA											
Alt Prcl ID			Split Zonin DMS;RB		Plan Ref. 10/101						
BID Parcel			ResExpt Q		Land Ct#						
#DL 1			LOTS 26 & 27		#SR						
#DL 2					Life Estate						
GIS ID			F_988385_2702276		PP STATU						
					Assoc Pid#						
							Total		630,700	630,700	

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CHAUDHRY, SAEED A & ROBINA F TR							30995	0103	08-31-2016	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CHAUDHRY, SHER M & SAEED A & ROBINA							26230	0168	04-09-2012	U	I	1	1F	2023	3220	438,300	2022	3220	410,900	2021	3220	387,600
CHAUDHRY, SAEED A & ROBINA F TRS							25985	0224	01-06-2012	U	I	1	1A		3220	192,400		3220	192,400		3220	192,400
CHAUDHRY, SHER M TR							20133	0197	08-08-2005	Q	I	400,000	00								3220	9,100
ROBERTS, RICHARD W & NANCY J							15378	0178	07-18-2002	U	I	1	1A									
							Total						630,700		Total		603,300		Total		589,100	

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							
CI09				HYAN							
NOTES				Appraised Bldg. Value (Card) 426,500							
				Appraised Xf (B) Value (Bldg) 2,200							
				Appraised Ob (B) Value (Bldg) 9,600							
				Appraised Land Value (Bldg) 192,400							
				Special Land Value 0							
				Total Appraised Parcel Value 630,700							
				Valuation Method C							
				Total Appraised Parcel Value 630,700							

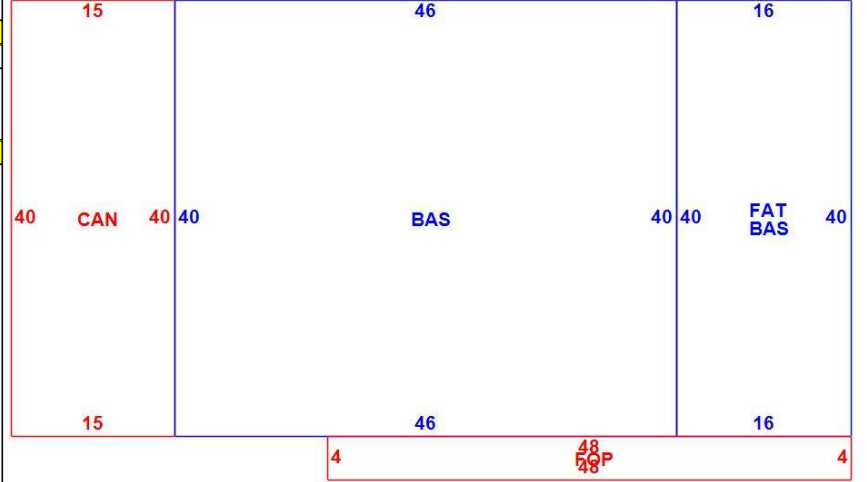
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDC-22-23	10-18-2022	803	Addn Alt-Comm	3,000	06-30-2023	100	06-30-2023	Front wall was hit by a car (no	07-09-2021	CK	01		03	Cycl Insp Comp
18-1300	04-27-2018	835	Sid/Wind/Roof/	9,600	06-30-2018	100	06-30-2018	install new roofing over the exi	04-29-2020	GM	04		FR	Field Review
B31114	08-01-1987	CM	Commercial	90,000	01-15-1988	100	01-15-1988	HY STORE	04-25-2018	RB	03		16	In Office Review
B30974	07-01-1987	DE	Demolish	0	01-15-1988	100	01-15-1988	HY DW.	01-15-2015	JR	03		03	Cycl Insp Comp

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	3220	STORE/RTL M94	SPLI	4		0.270	AC	330,000.00	2.15937	C	1.00	CI09	1.000		0	712,602	192,400
Total Card Land Units						0.27	AC	Parcel Total Land Area: 0.27						Total Land Value		192,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	170	C-Store			
Model	94	Commercial			
Grade	C	Average			
Stories	1.5				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
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	3220	STORE/RTL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	01	0 Full-1 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	14.00				
1st Floor Use:	3251				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3220	STORE/RTL M94	100
		0
		0

COST / MARKET VALUATION	
RCN	546,740
Year Built	1988
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	426,500
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
DUW	DRIVE-UP WIN	B	1	2798.00	1994		78		0.00	2,200
PAV1	PAVING-ASPH	L	8,000	3.00	1988		38		0.00	9,100
SGN2	DOUBLE SIDE	L	24	39.53	1996		54		0.00	500
SGNP	SIGN POST 6"	L	8	10.66	1996		54		0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,480	2,480	2,480	189.25	469,337	
CAN	Canopy	0	600	60	18.92	11,355	
FAT	Attic, Finished	320	640	320	94.62	60,560	
FOP	Open Porch	0	192	29	28.58	5,488	
Ttl Gross Liv / Lease Area		2,800	3,912	2,889		546,740	

