

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	335,000 183,800	335,000 183,800	
SUPPLEMENTAL DATA											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PARCEL B #DL 2 GIS ID F_988598_2702480			Plan Ref. 102/41 Land Ct# #SR Life Estate PP STATU Assoc Pid#								
							Total		518,800	518,800	

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CHAUDHRY, SAEED A & ROBINA F TRS							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	0165	04-09-2012	U	I	1	1F	2023	3220	335,000	2022	3220	306,600	2021	3220	291,900
CHAUDHRY, SAEED A & ROBINA F TRS							25985	0217	01-06-2012	U	I	1	1A		3220	183,800		3220	183,800		3220	183,800
CHAUDHRY, SHER M TR							12638	0272	11-01-1999	U	I	265,000	2								3220	10,100
ASACK, PHILIP P TR							6620	0196	02-07-1989	U	I	1	A	Total		518,800	Total		490,400	Total		485,800

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																	

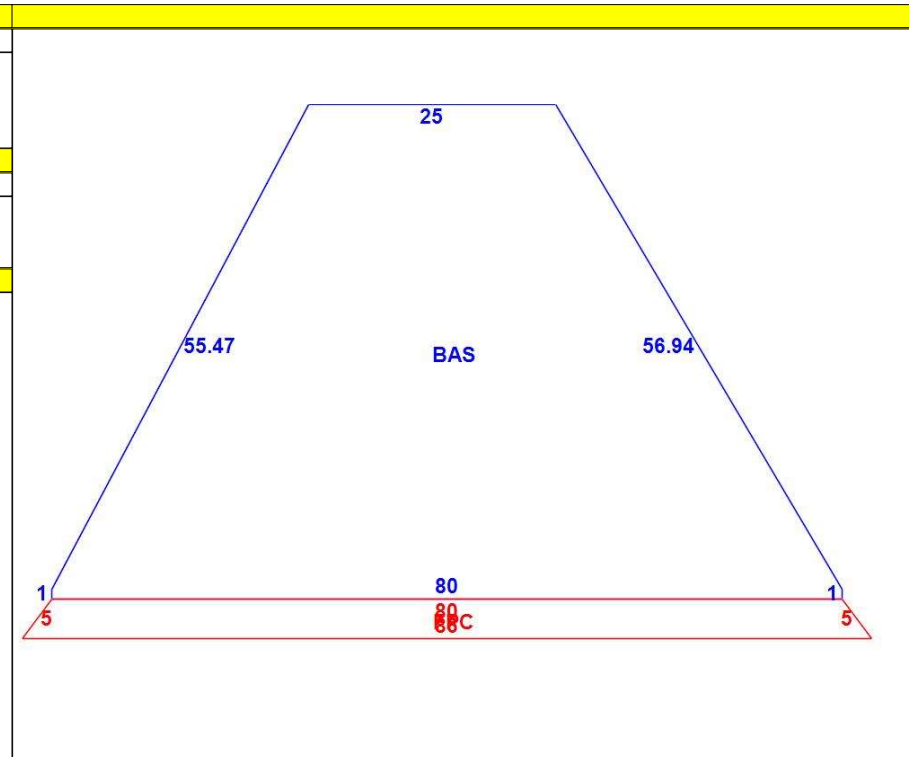
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name	B		Tracing		Batch									
CI09						HYAN									

NOTES												VISIT / CHANGE HISTORY							
--CAPE MART--												Date	Id	Type	Is	Cd	Purpost/Result		
												07-09-2021	CK	01		03	Cycl Insp Comp		
												04-29-2020	GM	04		FR	Field Review		
												01-15-2015	JR	03		03	Cycl Insp Comp		
												07-17-2009	TP	03		16	In Office Review		
												05-22-2009	MK	02		14	Cyclical Inspection		
												03-31-2000	GB	01		00	Meas/Listed-Interior Acces		
												Total Appraised Parcel Value						518,800	

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				
17-3810	11-27-2017	835	Sid/Wind/Roof/	10,000	06-30-2018	100	06-30-2018	reroof		07-09-2021	CK	01		03	Cycl Insp Comp				
16135	06-27-1996	RE	Remodel	47,000	01-01-1997	100	01-01-1997	Restauran		04-29-2020	GM	04		FR	Field Review				
B35166	06-01-1992	NR	New Roof	6,000		100		HY REROOF		01-15-2015	JR	03		03	Cycl Insp Comp				
										07-17-2009	TP	03		16	In Office Review				
										05-22-2009	MK	02		14	Cyclical Inspection				
										03-31-2000	GB	01		00	Meas/Listed-Interior Acces				

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	DMS	4		0.220	AC	330,000.00	2.53099	C	1.00	CI09	1.000		0	835,230	183,800
Total Card Land Units						0.22	AC	Parcel Total Land Area: 0.22						Total Land Value		183,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	170	C-Store			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
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	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	325I				
Sewer Occupan					
MIXED USE					
			Code	Description	Percentage
			3220	STORE/RTL M94	100
					0
					0
COST / MARKET VALUATION					
			RCN		477,834
			Year Built		1962
			Effective Year Built		1978
			Depreciation Code		F
			Remodel Rating		
			Year Remodeled		
			Depreciation %		32
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		68
			RCNLD		324,900
			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	5,000	3.00	1985		32		0.00	4,800
SGN3	DBL SIDED W/I	L	32	199.92	1996		54		0.00	3,500
FGPL	Flagpole-25'	L	1	2229.00	1996		54		0.00	1,200
SPO2	SIGN POST ST	L	14	73.02	1996		54		0.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,653	2,653	2,653	176.78	468,995	
FPC	Open Porch Conc. Floor	0	332	50	26.62	8,839	
Ttl Gross Liv / Lease Area		2,653	2,985	2,703		477,834	

