

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
PAPPAS FAMILY REALTY CORP								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
1412 MAIN STREET								COMMERC.	3220	587,100	587,100		
COTUIT MA 02635								COM LAND	3220	181,500	181,500		
SUPPLEMENTAL DATA								Total				768,600	768,600
Alt Prcl ID				Split Zonin		Plan Ref.						VISION	
BID Parcel				YES		Land Ct# 13807-C							
ResExpt Q						#SR							
#DL 1				LOT 2		Life Estate							
#DL 2						PP STATU							
GIS ID				F_988992_2701253		Assoc Pid#							

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PAPPAS FAMILY REALTY CORP				C188	0	05-26-2009	U	I	600,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KUHN, CHRISTOPHER P ET ALS				C187	0	12-04-2008	U	I	0	1F	2023	3220	593,300	2022	3220	538,500	2021	3220	541,600
KUHN, CHRISTOPHER P ET ALS				C139	0	11-15-1995	U	I	1	1F		3220	181,500		3220	181,500		3220	181,500
KUHN, CHRISTOPHER 1/6 INT				C1169	0	03-03-1989	U		0									3220	2,500
BOSTON, SAFE DEP & TRS				C414	0	11-14-1967	U		0		Total		774,800	Total		720,000	Total		725,600

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													
CI11						HYAN													

NOTES												VISIT / CHANGE HISTORY						
-SALON/SPA												Date	Id	Type	Is	Cd	Purpost/Result	
-PERNILLE YOGA												04-29-2020	GM	04		FR	Field Review	
												09-05-2018	SR	02		03	Cycl Insp Comp	
												07-25-2016	JR	03		16	In Office Review	
												07-31-2012	DR	03		16	In Office Review	
												07-20-2012	JR	01		02	Bldg Permit Completed	
												10-24-2011	JR	03		02	Bldg Permit Completed	
												10-04-2010	NF	03		16	In Office Review	
												Total Appraised Parcel Value						768,600

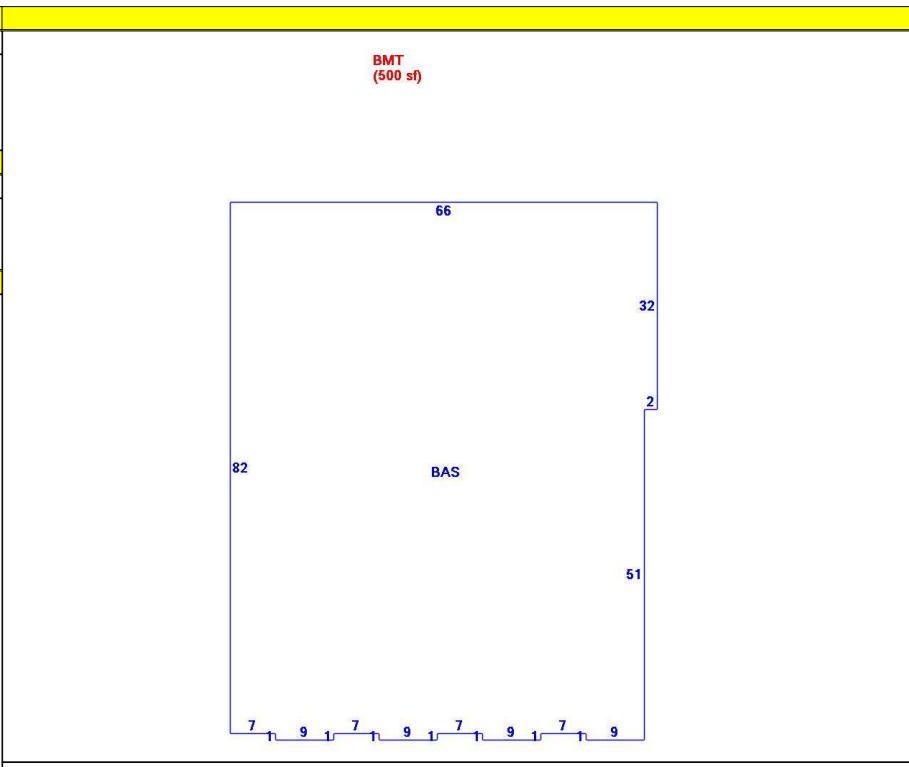
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
16-3702	12-20-2016	836	Sign	0	06-30-2017	100	06-30-2017	Just Be Pernille Yoga Unit 2 (04-29-2020	GM	04		FR	Field Review				
16-3210	12-05-2016	881	Alt-Int work-Co	10,000	06-30-2017	100	06-30-2017	TENANT FITOUT. INTERIOR		09-05-2018	SR	02		03	Cycl Insp Comp				
201501727	04-02-2015	SG	Sign	0	06-30-2016	100	06-30-2016	NEW 6 SQ HANGING SIGN C		07-25-2016	JR	03		16	In Office Review				
201500109	01-12-2015	TF	Tenant Fitout	35,000	06-30-2016	100	06-30-2016	TENANT FIT-OUT, 4 ROOM W		07-31-2012	DR	03		16	In Office Review				
201304437	07-17-2013	CM	Commercial	43,000	06-30-2015	100	06-30-2015	OPEN SPACE FIT OUT-TENA		07-20-2012	JR	01		02	Bldg Permit Completed				
201004909	09-27-2010	CM	Commercial	450,000	10-23-2011	100	06-30-2012	CONSTRUCT 5500SF BLDG		10-24-2011	JR	03		02	Bldg Permit Completed				
201004908	09-17-2010	DE	Demolish	20,000	10-23-2011	100	06-30-2012	DEMO COMM BLDG		10-04-2010	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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3220	STORE/RTL M94	DMS	4		0.130	AC	330,000.00	3.84615	C	1.00	CI11	1.100		0	1,396,164	181,500
Total Card Land Units						0.13	AC	Parcel Total Land Area: 0.13						Total Land Value		181,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	3220	STORE/RTL M94			
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	05	STEEL			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	03	15%			
Wall Height	14.00				
1st Floor Use:	3400				
Sewer Occupan					

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

COST / MARKET VALUATION	
RCN	615,398
Year Built	2011
Effective Year Built	2013
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	95
RCNLD	584,600
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
SGN2	DOUBLE SIDE	L	65	39.53	2018		98		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,348	5,348	5,348	112.96	604,102	
BMT	Basement Area	0	500	100	22.59	11,296	
Ttl Gross Liv / Lease Area		5,348	5,848	5,448		615,398	

