

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CC ENTERTAINMENT INC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA VISION
43 ANGELA WAY						COMMERC.	3260	606,000	606,000	
WEST BARNSTA MA 02668						COM LAND	3260	172,100	172,100	
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin		Plan Ref.						
#DL 1 LOT E		#DL 2 PAR 2		Land Ct# 9132-A (SH 2)						
GIS ID F_989262_2701456				Assoc Pid#						
						Total		778,100	778,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CC ENTERTAINMENT INC		31548 0313	09-24-2018	U	I	550,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FAZIO, THOMAS E TR		C196 0	12-30-2011	U	I	1	1A	2023	3260	606,000	2022	3260	468,400	2021	3260	478,000
FAZIO, THOMAS E & EILEEN D		C147 0	02-03-1998	U	I	155,000	1A		3260	172,100		3260	172,100		3260	172,100
MONTILIO, VALERIO M		C105 0	04-15-1996	U	I	1	A									
MONTILIO, VALERIO M & TERESA E		C105 0	01-15-1986	Q	I	67,500	U									
						Total		778,100	Total		640,500	Total		650,100		

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			0.00															

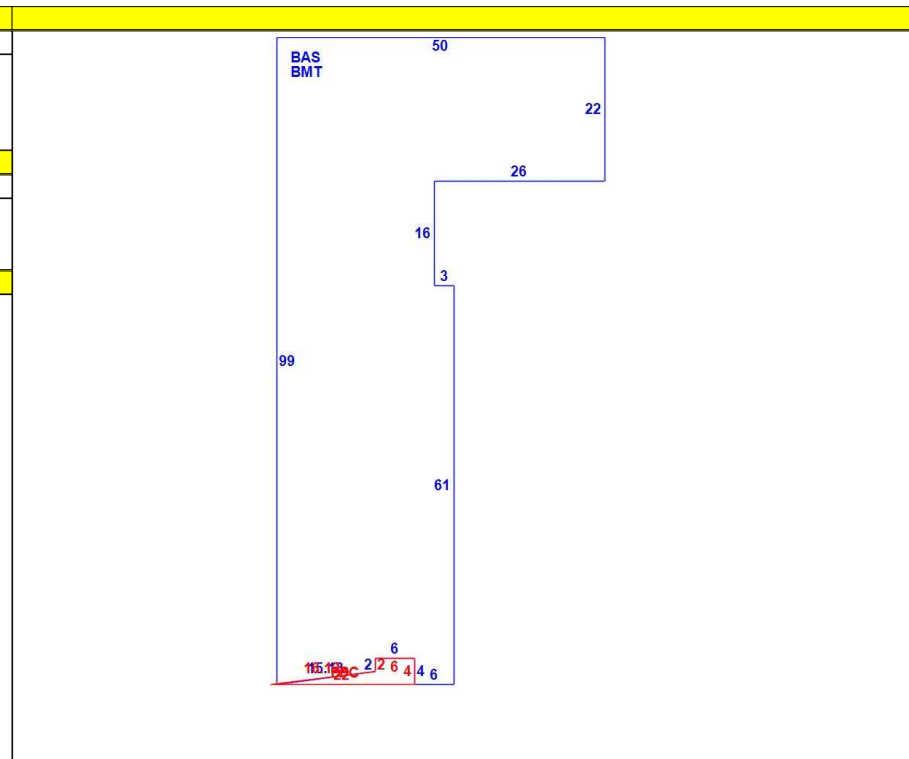
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Bldg. Value (Card)	596,200
CI11				HYAN				Appraised Xf (B) Value (Bldg)	9,800
								Appraised Ob (B) Value (Bldg)	0
								Appraised Land Value (Bldg)	172,100
								Special Land Value	0
								Total Appraised Parcel Value	778,100
								Valuation Method	C
								Total Appraised Parcel Value	778,100

NOTES										VISIT / CHANGE HISTORY					
--FLASHBACK BAR & GRILLE--										Date	Id	Type	Is	Cd	Purpost/Result
										07-10-2021	CK	01		03	Cycl Insp Comp
										04-29-2020	GM	04		FR	Field Review
										09-20-2017	RB	22		22	Change of Address
										08-07-2017	TR	22		22	Change of Address
										04-09-2013	JR	03		15	Abatement Review
										07-08-2009	TP	03		16	In Office Review
										06-05-2009	MK	02		14	Cyclical Inspection

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
18-4167	12-24-2018	836	Sign	0	06-30-2019	100	06-30-2019	2 Signs for Flashback WALL S		07-10-2021	CK	01		03	Cycl Insp Comp
18-3621	12-10-2018	803	Addn Alt-Comm	40,000	06-30-2019	100	06-30-2019	replace exterior door alter inter		04-29-2020	GM	04		FR	Field Review
18-3594	10-31-2018	835	Sid/Wind/Roof/	15,000	06-30-2019	100	06-30-2019	roof		09-20-2017	RB	22		22	Change of Address
88643	11-29-2005	RE	Remodel	10,000	06-30-2006	100	06-30-2006			08-07-2017	TR	22		22	Change of Address
77077	08-19-2004	RE	Remodel	6,000	08-08-2005	100	01-01-2005			04-09-2013	JR	03		15	Abatement Review
28739	02-05-1998	RE	Remodel	4,000	01-01-1999	100		INTERIOR		07-08-2009	TP	03		16	In Office Review
										06-05-2009	MK	02		14	Cyclical Inspection

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	3260	REST/CLUBS M	DMS	4		0.090 AC	330,000.00	5.26695	C	1.00	CI11	1.100		0	1,911,921	172,100
Total Card Land Units						0.09 AC	Parcel Total Land Area: 0.09						Total Land Value		172,100	

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	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
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	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3261				
Sewer Occupan					
			MIXED USE		
			Code	Description	Percentage
			3260	REST/CLUBS M94	100
					0
					0
			COST / MARKET VALUATION		
			RCN		784,480
			Year Built		1952
			Effective Year Built		1988
			Depreciation Code		G
			Remodel Rating		04
			Year Remodeled		2018
			Depreciation %		24
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		76
			RCNLD		596,200
			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
SPR1	SPRINKLERS-	B	3,131	4.10	1989		76		0.00	9,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,092	3,092	3,092	211.11	652,748	
BMT	Basement Area	0	3,092	618	42.19	130,465	
FPC	Open Porch Conc. Floor	0	40	6	31.67	1,267	
Ttl Gross Liv / Lease Area		3,092	6,224	3,716		784,480	

