

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MKPM HYANNIS LLC C/O KEYPOINT PARTNERS LLC ONE BURLINGTON WOODS DR BURLINGTON MA 01803						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3220	443,700	443,700	
						COM LAND	3220	369,600	369,600	<b>VISION</b>
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 #DL 2 GIS ID F_989281_2700635				Plan Ref. SEE DEED DESC Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total		813,300	813,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MKPM HYANNIS LLC	28694	0197	02-23-2015	U	I	1,200,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CHRISTYS REALTY LP	11364	0040	04-17-1998	U	I	1	1B	2023	3220	443,700	2022	3220	410,400	2021	3220	354,300
MIHOS, CHRISTY & JAMES TRS	8526	0241	04-15-1993	Q	I	500,000	U		3220	369,600		3220	308,000		3220	308,000
SUN OIL CO	1471	0815	05-12-1970	U		0		Total		813,300	Total		718,400	Total		726,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI13			HYAN

NOTES	
--OCEAN ST MARKET-- (GAS PUMPS REMOVED)	

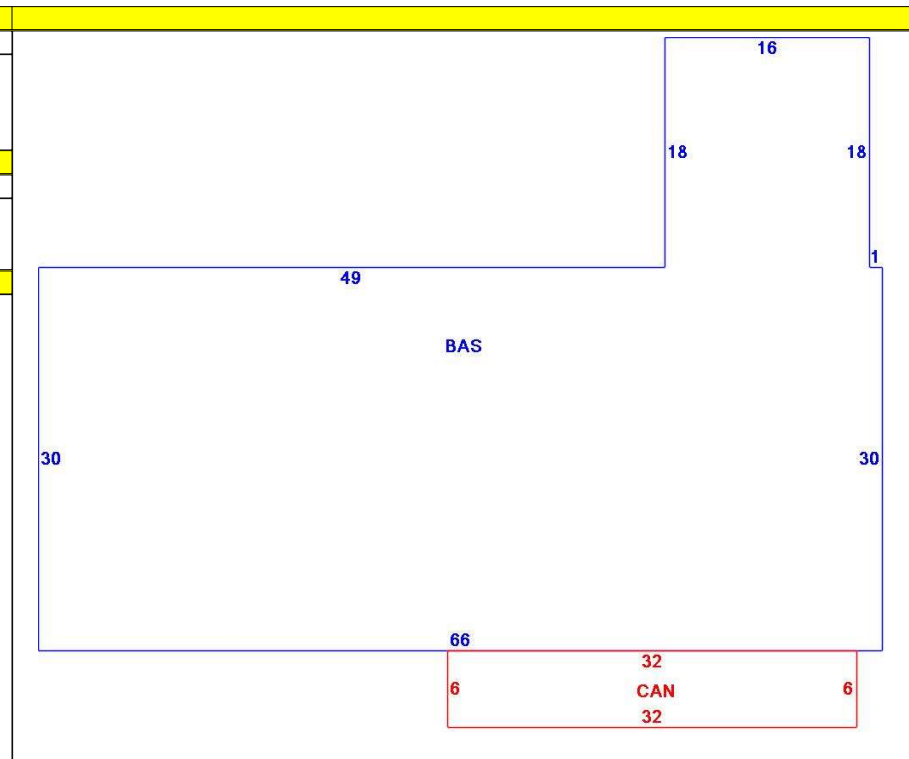
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
19-1993	09-16-2019	836	Sign	3,000		100		Change the faces of two existi	04-29-2020	GM	04		FR	Field Review	
19-407	04-03-2019	881	Alt-Int work-Co	2,500		100		TENANT FIT OUT FOR OCEA	09-05-2018	SR	02		03	Cycl Insp Comp	
19-690	03-06-2019	888		10,916		100		furnish and install new comme	09-01-2015	JR	03		20	Sale Review	
201504449	07-16-2015	SG	Sign	0	06-30-2016	100	06-30-2016	REFACE EXISITNG SIGNS S	06-30-2011	JR	01		02	Bldg Permit Completed	
200903396	07-22-2009	RE	Remodel	75,000	06-30-2010	100	06-30-2011	Rebuild rf, sidewk & ovrhg	09-26-2008	JR	03		16	In Office Review	
200900455	02-11-2009	TF	Tenant Fitout	0	06-30-2009	100	06-30-2009	TI FOR DUNKIN DONUTS IN	03-30-1999	GB	01		00	Meas/Listed-Interior Acces	
200802691	06-19-2008	CM	Commercial	5,300	05-12-2009	100	06-30-2009	New Cupola & sjan	10-23-1998	GB	02		12	Outbuilding Insp Only	

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	DMS	4		0.720	AC	330,000.00	1.03703	C	1.00	CI13	1.500		0	513,348	369,600
Total Card Land Units						0.72	AC	Parcel Total Land Area: 0.72						Total Land Value		369,600	

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	30	Cement Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
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	00	0 Full-0 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:	3251				
Sewer Occupan					

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

COST / MARKET VALUATION	
RCN	426,695
Year Built	1971
Effective Year Built	2005
Depreciation Code	E
Remodel Rating	04
Year Remodeled	2019
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	379,800
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	23,000	3.00	1985		32		0.00	22,100
RFCC	Reinforced Con	L	2,600	7.25	2006		74		0.00	13,900
SGN3	DBL SIDED W/I	L	48	199.92	2008		78		0.00	7,500
LT1	LT POLE W/MH	L	4	4251.00	2006		74		0.00	12,600
FNC3	FENCE-6' CHAI	L	27	22.04	2018		98		0.00	600
FNC6	Gate, Fence 6' -	L	1	1594.00	2018		98		0.00	1,600
FGPL	Flagpole-25'	L	1	2229.00	2018		98		0.00	2,200
TRS	Trash Encl-6' w/	L	1	3401.00	2018		98		0.00	3,300
SPO2	SIGN POST ST	L	1	73.02	2018		98		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,268	2,268	2,268	186.57	423,150	
CAN	Canopy	0	192	19	18.46	3,545	
Ttl Gross Liv / Lease Area		2,268	2,460	2,287		426,695	

