

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
A PLUS REAL ESTATE LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
206 BARNSTABLE ROAD								COMMERC.	3220	1,129,900	1,129,900		
HYANNIS MA 02601								COM LAND	3220	221,200	221,200		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID						Plan Ref.							
Split Zonin						Land Ct#							
BID Parcel						#SR							
ResExpt Q						Life Estate							
#DL 1 LOT 1C &						PP STATU							
#DL 2 55						Assoc Pid#							
GIS ID F_988366_2703098						Total						1,351,100	1,351,100

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
A PLUS REAL ESTATE LLC							C228	0	12-28-2021	U	I	1,800,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
202 BARNSTABLE ROAD LLC							C181	0	10-10-2006	U	I	1,500,000	1	2023	3220	1,129,900	2022	3220	1,029,700	2021	3220	980,200
SANDLER, DAVID & JAMES J TRS							C1185	0	09-15-1989	U	I	1,400,000	N		3220	221,200		3220	221,200		3220	221,200
TOWN PAINT & SUPPLY CO							C7116	0	07-14-1977	U		0								3220	11,800	
Total												1,351,100	Total	1,250,900	Total	1,213,200						

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				Appraised Bldg. Value (Card)				1,080,400
												Appraised Xf (B) Value (Bldg)				37,700				
												Appraised Ob (B) Value (Bldg)				11,800				
												Appraised Land Value (Bldg)				221,200				
												Special Land Value				0				
												Total Appraised Parcel Value				1,351,100				
												Valuation Method				C				
												Total Appraised Parcel Value				1,351,100				

NOTES												VISIT / CHANGE HISTORY					
--A PLUS FLOORING SOLUTIONS--												Date	Id	Type	Is	Cd	Purpost/Result
												07-16-2021	CK	01		03	Cycl Insp Comp
												04-29-2020	GM	04		FR	Field Review
												12-07-2011	DR	03		16	In Office Review
												07-15-2009	TP	03		16	In Office Review
												05-26-2009	MK	02		14	Cyclical Inspection
												02-20-2007	JK	22		22	Change of Address
												08-11-2005	GB	04		44	Drive by inspection only

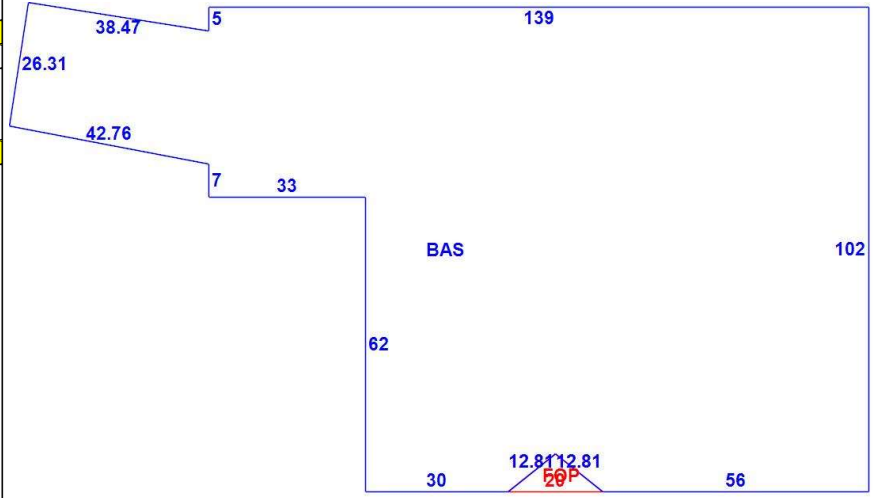
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
201309538	12-26-2013	CM	Commercial	2,200	06-30-2014	100	06-30-2014	STORAGE AREA TO OFFICE	07-16-2021	CK	01		03	Cycl Insp Comp			
201309313	12-18-2013	CM	Commercial	800	06-30-2014	100	06-30-2014	DEMO NONSTRUCTURAL IN	04-29-2020	GM	04		FR	Field Review			
78961	08-30-2004	NR	New Roof	41,900	08-11-2005	100	01-01-2005		12-07-2011	DR	03		16	In Office Review			
B35413	09-01-1992	AD	Addition	1,500	01-01-1993	100	01-01-1993	HY ADD'N	07-15-2009	TP	03		16	In Office Review			
												05-26-2009	MK	02		14	Cyclical Inspection
												02-20-2007	JK	22		22	Change of Address
												08-11-2005	GB	04		44	Drive by inspection only

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	3221	STORE M96	DMS	4		0.510	AC	330,000.00	1.31431	C	1.00	CI09	1.000		0	433,719	221,200
Total Card Land Units						0.51	AC	Parcel Total Land Area: 0.51						Total Land Value		221,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	25	Vinyl Siding			
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	3221	STORE M96			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	3221				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3221	STORE M96	100
		0
		0

COST / MARKET VALUATION	
RCN	1,543,473
Year Built	1940
Effective Year Built	1981
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	1,080,400
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	7,000	3.00	1985		32		0.00	6,700
SGN1	SIGN-1 SD W/	L	40	30.60	2006		74		0.00	900
FNC3	FENCE-6' CHAI	L	80	22.04	1985		32		0.00	600
FNC7	Chain Link Gate	L	1	810.42	1985		32		0.00	300
LTHL	Halide Light Flx	L	3	1495.00	2006		74		0.00	3,300
SPR1	SPRINKLERS-	B	13,146	4.10	1981		70		0.00	37,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	13,146	13,146	13,146	117.30	1,542,065	
FOP	Open Porch	0	80	12	17.60	1,408	
Ttl Gross Liv / Lease Area		13,146	13,226	13,158		1,543,473	

