

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION						
VINIOS, LOUIS N TR J & P HYANNIS TRUST 25 BRAINTREE HILL PARK SUITE 408 BRAINTREE MA 02184						Description	Code	Appraised	Assessed							
						COMMERC.	3230	10,478,300	10,478,300							
						COM LAND	3230	5,553,600	5,553,600							
SUPPLEMENTAL DATA																
Alt Prcl ID			Split Zonin			Plan Ref.			Land Ct#							
BID Parcel			ResExpt Q			#SR			Life Estate							
#DL 1			#DL 2			PP STATU										
GIS ID			F_988194_2704509			Assoc Pid#										
						Total		16,031,900	16,031,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VINIOS, LOUIS N TR		#D78 0	01-11-2000	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VINIOS, NICHOLAS L TR		#D55 0	07-06-1992	U	V	0	1	2023	3230	10,615,800	2022	3230	9,721,600	2021	3230	9,387,400
PHILOPOULOS, JOHN & VINIOS, NICHOLAS		C417 0	12-15-1967	U	V	0			3230	5,553,600		3230	4,024,400		3230	4,024,400
									3230			3230			3230	461,100
						Total		16,169,400	Total		13,746,000	Total		13,872,900		
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
CI24								HYAN								
NOTES																
-TJ MAXX																
-STAPLES																
-OCEAN ST JOB LOT																
-WALGREENS																
-6 SATELLITES																
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		
BLDC-21-24	01-11-2022	881	Alt-Int work-Co	750,000	09-07-2023	100	08-04-2022	Renovation of the former Rite	09-07-2023	SR	01		02	Bldg Permit Completed		
SIGN-21-17	12-29-2021	836	Sign	0	06-30-2022	100	06-30-2022	Storefront Wall sign reading &	04-13-2023	CK	22		22	Change of Address		
20-157	01-30-2020	836	Sign	10,000	06-30-2020	100	06-30-2020	replace all Rite Aid signs with	04-29-2020	GM	04		FR	Field Review		
18-2255	07-20-2018	888		0	06-30-2019	100	06-30-2019	Installation of RTUs. Units sup	08-28-2018	SR	02		03	Cycl Insp Comp		
17-4263	12-08-2017	835	Sid/Wind/Roof/	5,000	06-30-2018	100	06-30-2018	roof repair	08-28-2018	SR			02	Bldg Permit Completed		
16-2964	12-01-2016	881	Alt-Int work-Co	18,500	06-30-2017	100	06-30-2017	108 S.F. "learning center" offic	05-22-2015	JR	03		03	Cycl Insp Comp		
201305680	08-21-2013	CM	Commercial	146,000	06-30-2014	100	06-30-2014	ROOF REPAIRS AS NEEDED								
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	3230	SHGCTR- MDL-	HC	4		8.130 AC	330,000.00	1.00000	C	1.00	CI19	2.300	ALL SITE		0	683,100
						Total Card Land Units		8.13 AC	Parcel Total Land Area: 8.13				Total Land Value		5,553,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	16	Plaza w/Anchor			
Model	94	Commercial			
Grade	C-	Average Minus			
Stories	1				
Occupancy	10.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	03	Concr Finished	RCN		13,181,446
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1957
AC Type	03	Central	Effective Year Built		1984
Size Adj Tbl	3230	SHGCTR- MDL-94	Depreciation Code		A
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		27
Bath Split	03	0 Full-3 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	02	HEAT/AC SPLIT	Trend Factor		1
Frame Type	03	MASONRY	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	06	CEIL & WALLS	Percent Good		73
Common Wall	00	0%	RCNLD		9,622,500
Wall Height	18.00		Dep % Ovr		
1st Floor Use:	3231		Dep Ovr Comment		
Sewer Occupan			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	106,19	4.10			73		0.00	317,800
PAV1	PAVING-ASPH	L	250,00	3.00	2000		62		0.00	465,000
SGN3	DBL SIDED W/I	L	256	199.92	2000		62		0.00	31,700
SGN2	DOUBLE SIDE	L	30	39.53	2000		62		0.00	700
LP24	Light Pole-24'	L	7	2596.00	2000		62		0.00	11,300
LTHL	Halide Light Flx	L	28	1495.00	2000		62		0.00	26,000
TRS	Trash Encl-6' w/	L	1	3401.00	2018		98		0.00	3,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	106,197	106,197	106,197	123.13	13,075,676	
FPC	Open Porch Conc. Floor	0	5,725	859	18.47	105,766	
Ttl Gross Liv / Lease Area		106,197	111,922	107,056		13,181,442	

