

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ZINOV, DMITRY TR MIHANAZ REALTY TRUST 76 THREAD NEEDLE LN CENTERVILLE MA 02632								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
								COMMERC.	3310	184,100	184,100	
								COM LAND	3310	206,700	206,700	VISION
SUPPLEMENTAL DATA								Total		390,800	390,800	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_990988_2703202				Plan Ref. 352/12 Land Ct# #SR Life Estate PP STATU Assoc Pid#								

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ZINOV, DMITRY TR								22371	0174	09-28-2007	Q	I	515,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CRAWFORD, J DAVID ET AL TRS								19207	0248	11-03-2004	Q	I	555,000	00	2023	3310	184,100	2022	3310	169,100	2021	3310	153,100
BECAL, MICHAEL J TR								15369	0093	07-16-2002	U	I	0	1F		3310	206,700		3310	206,700		3310	206,700
BECAL, MICHAEL J								15369	0091	07-16-2002	U	I	0	1F								3310	11,100
BECAL, MICHAEL J TR								14815	0281	02-13-2002	Q	I	385,000	00	Total		390,800	Total		375,800	Total		370,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				165,200						
CI13								HYAN		Appraised Xf (B) Value (Bldg)				0						
								Appraised Ob (B) Value (Bldg)				18,900								
								Appraised Land Value (Bldg)				206,700								
								Special Land Value				0								
								Total Appraised Parcel Value				390,800								
								Valuation Method				C								
								Total Appraised Parcel Value				390,800								

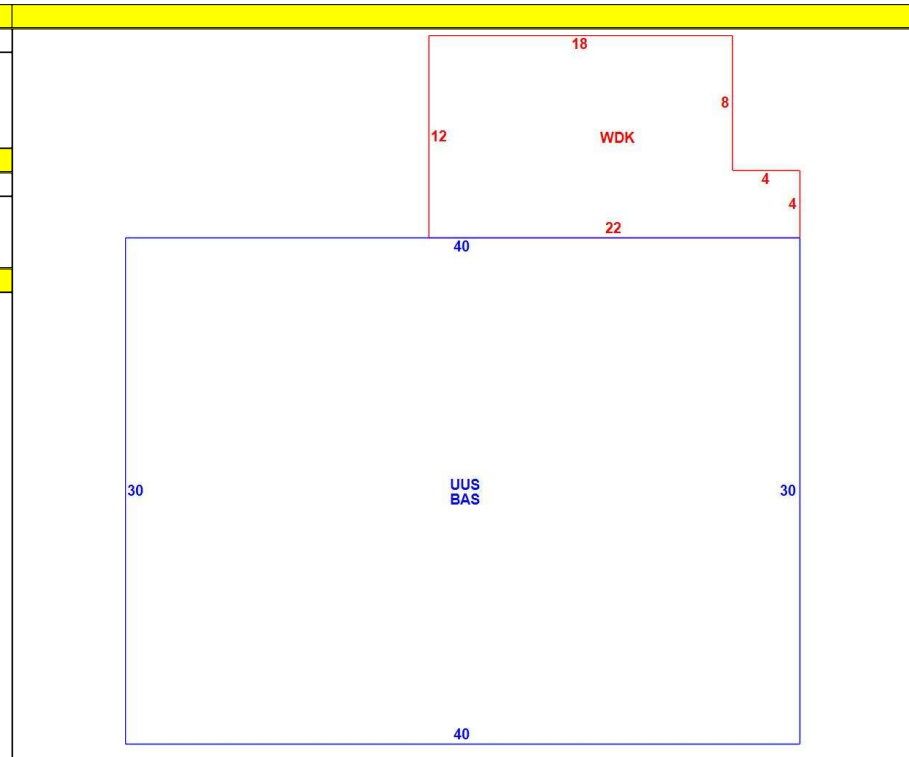
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
SIGN-22-14 B30410	11-07-2022 02-01-1987	836 NC	Sign New Constructi	0 35,000	04-15-1991	100 100		MBM Auto Sales Standard Sig HY AUTO S	07-02-2021 09-04-2020 04-29-2020 08-08-2012 04-19-2012 12-16-2008 08-23-2005	CK RB GM JR JR JR GB	02 03 04 03 03 03 03		03 16 FR 16 16 16 03	Cycl Insp Comp In Office Review Field Review In Office Review In Office Review In Office Review Cycl Insp Comp	

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	3310	AUTO S S&S M9	HC	4		0.240 AC	330,000.00	2.37268	C	1.00	CI11	1.100		0	861,300	206,700	
Total Card Land Units						0.24 AC	Parcel Total Land Area: 0.24						Total Land Value				206,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	Comm Bldg			
Model	94	Commercial			
Grade	C-	Average Minus			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-No Duc			
AC Type	06	Central/Half			
Size Adj Tbl	3310	AUTO S S&S M94			
Total Rooms					
Bedrooms	03				
Full Bathrooms	2				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	0331				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3310	AUTO S S&S M94	100
		0
		0

COST / MARKET VALUATION	
RCN	211,756
Year Built	1987
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	165,200
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
PAV1	PAVING-ASPH	L	8,800	3.00	1990		42		0.00	11,100
SGN3	DBL SIDED W/I	L	40	199.92	2018		98		0.00	7,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,200	1,200	1,200	94.87	113,847	
UUS	Upper Story, Unfinished	0	1,200	1,020	80.64	96,770	
WDK	Wood Deck	0	232	12	4.91	1,138	
Ttl Gross Liv / Lease Area		1,200	2,632	2,232		211,755	

