

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
JJ IMAD ENTERPRISES LLC C/O SAV-ON GAS, INC 381 CAMP STREET								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
WEST YARMOU MA 02673								COMMERC. COM LAND	3340 3340	602,900 219,600	602,900 219,600	
SUPPLEMENTAL DATA												<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 94 #DL 2 GIS ID F_993288_2708393				Plan Ref. Land Ct# 25823-H #SR Life Estate PP STATU Assoc Pid#								
								Total		822,500	822,500	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
JJ IMAD ENTERPRISES LLC							C180	0	08-22-2006	U	I	950,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HATEM ENT CAMP STREET LLC							C173	0	07-23-2004	U	I	860,000	1	2023	3340	602,900	2022	3340	505,400	2021	3340	322,700
MOTIVA ENTERPRISES LLC							C153	0	05-13-1999	U	I	277,700	1		3340	219,600		3340	219,600		3340	219,600
SHELL OIL CO							C454	0		U		0								3340	182,700	
							Total							Total		822,500	Total		725,000	Total		725,000

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					
CI11						HYAN					

NOTES												VISIT / CHANGE HISTORY						
--MOBIL GAS SVC STATION--												Date	Id	Type	Is	Cd	Purpost/Result	
												04-29-2020	GM	04		FR	Field Review	
												08-24-2018	SR	02		03	Cycl Insp Comp	
												08-24-2018	SR	02		02	Bldg Permit Completed	
												09-26-2008	JR	03		16	In Office Review	
												Total Appraised Parcel Value						822,500

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
17-1634	05-25-2017	836	Sign	0	08-24-2018	100		78 sq ft signage 40 sq freesta		04-29-2020	GM	04		FR	Field Review
B36261	10-01-1993	RE	Remodel	40,000		100		HY REMODE		08-24-2018	SR	02		03	Cycl Insp Comp
										08-24-2018	SR	02		02	Bldg Permit Completed
										09-26-2008	JR	03		16	In Office Review

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	3340	GAS ST SRV M9	B	4		0.330	AC	330,000.00	1.83287	C	1.00	CI11	1.100		0	665,346	219,600
Total Card Land Units						0.33	AC	Parcel Total Land Area: 0.33						Total Land Value		219,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	49	Serv Sta - Msnry			
Model	95	SvcGar/Gar/JS			
Grade	C+	Average Plus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	04	Hot Air			
AC Type	06	Central/Half			
Size Adj Tbl	3340	GAS ST SRV M95			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3340				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3340	GAS ST SRV M95	100
		0
		0

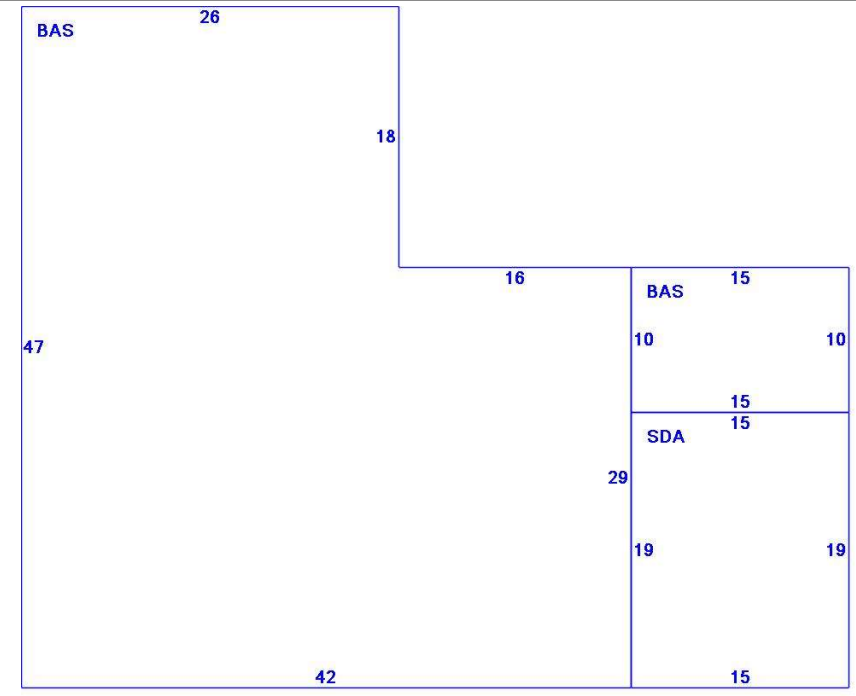
COST / MARKET VALUATION		
RCN		567,820
Year Built		1965
Effective Year Built		1986
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	26	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	74	
RCNLD		420,200
Dep % Ovr		
Dep Ovr Comment		
Misc 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
CNP	Gas Pump Cpy	L	2,128	32.83	1993		48		0.00	33,500
PAV1	PAVING-ASPH	L	20,000	3.00	1985		32		0.00	19,200
GAS1	Fibergl 10m gal	L	1	51788.00	1993		48		0.00	24,900
GAS1	Fibergl 10m gal	L	1	51788.00	1993		48		0.00	24,900
GAS1	Fibergl 10m gal	L	1	51788.00	2018		98		0.00	50,800
FGPL	Flagpole-25'	L	1	2229.00	2018		98		0.00	2,200
LTHL	Halide Light Flx	L	4	1495.00	2018		98		0.00	5,900
RFCC	Reinforced Con	L	1,848	7.25	2018		98		0.00	13,100
FNC2	Fence-6' Wd	L	2	27.85	2018		98		0.00	100
SGN6	Gas Price-Elect	L	28	271.32	2018		98		0.00	7,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,836	1,836	1,836	259.04	475,601
SDA	Fin Display Area	285	285	356	323.58	92,219
Ttl Gross Liv / Lease Area		2,121	2,121	2,192		567,820



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WEST YARMOU MA 02673						COMMERC.	3340	602,900	602,900	<b>VISION</b>							
						COM LAND	3340	219,600	219,600								
SUPPLEMENTAL DATA						Total		822,500	822,500								
Alt Prcl ID		Split Zonin		Plan Ref.													
C/O SAV-ON GAS, INC		ResExpt Q		Land Ct# 25823-H													
#DL 1 LOT 94		#DL 2		Life Estate													
GIS ID F_993288_2708393				PP STATU													
				Assoc Pid#													
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									2023	3340	602,900	2022	3340	505,400	2021	3340	322,700
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									Total		822,500	Total		725,000	Total		725,000
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Total																	
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			420,200				
CI11								HYAN		Appraised Xf (B) Value (Bldg)			0				
								Appraised Ob (B) Value (Bldg)			182,700						
								Appraised Land Value (Bldg)			219,600						
								Special Land Value			0						
								Total Appraised Parcel Value			822,500						
								Valuation Method			C						
								Total Appraised Parcel Value			822,500						
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY									
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Interior Wall 1	01	Minimum									
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Heating Fuel	02	Oil				Year Built					
Heating Type	04	Hot Air				Effective Year Built					
AC Type	06	Central/Half				Depreciation Code					
Size Adj Tbl	3340	GAS ST SRV M95				Remodel Rating					
Total Rooms						Year Remodeled					
Bedrooms	00					Depreciation %					
Full Bathrooms	0					Functional Obsol					
Bath Split	00	0 Full-0 Half				External Obsol					
Rms/Partitions	02	AVERAGE				Trend Factor					
Heat/AC	03	HEAT ONLY				Condition					
Frame Type	03	MASONRY				Condition %					
Baths/Plumbing	02	AVERAGE				Percent Good					
Ceiling/Wall	08	TYPICAL				RCNLD					
Common Wall	00	0%				Dep % Ovr					
Wall Height	14.00					Dep Ovr Comment					
1st Floor Use:	3340					Misc Imp Ovr					
Sewer Occupan						Misc Imp Ovr Comment					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
FNC2	Fence-6' Wd	L	18	27.85	2018		98		0.00	500	
FNC3	FENCE-6' CHAI	L	10	22.04	2018		98		0.00	200	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
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Ttl Gross Liv / Lease Area											