

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
BROMLEY - COTUIT LLC								Description	Code	Appraised	Assessed		
C/O QUINCY & COMPANY INC 57 DEDHAM AVE NEEDHAM MA 02492								COMMERC. COM LAND	323N 323N	5,765,000 4,019,800	5,765,000 4,019,800		
SUPPLEMENTAL DATA								Total				9,784,800	9,784,800
Alt Prcl ID				Split Zonin VB-A;SD-1;S&D;RF		Plan Ref. Land Ct# 22824-J							
#DL 1 LOT 115						Life Estate PP STATU							
#DL 2						Assoc Pid#							
GIS ID F_949975_2698860													

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BROMLEY - COTUIT LLC				C209	0	03-23-2016	U	I	15,350,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAPE COTUIT CENTER LLC				C144	0	06-17-1997	U	I	3,071,334	1B	2023	323N	5,798,200	2022	323N	5,408,500	2021	323N	5,132,400
COTUIT LANDING JT VTRE ETAL				C122	0	04-15-1991	U	I	1	B		323N	4,019,800		323N	3,023,300		323N	3,023,300
COTUIT LANDING JT VTRE ETAL				C885	0	05-15-1982	U		0									323N	328,900
Total											9,818,000		Total		8,431,800		Total		8,484,600

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									APPRAISED VALUE SUMMARY								
				Appraised Bldg. Value (Card)				5,321,700												
				Appraised Xf (B) Value (Bldg)				114,400												
				Appraised Ob (B) Value (Bldg)				328,900												
				Appraised Land Value (Bldg)				4,019,800												
				Special Land Value				0												
				Total Appraised Parcel Value				9,784,800												
				Valuation Method				C												
				Total Appraised Parcel Value				9,784,800												

ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name	B	Tracing	Batch			
CI23			MARSTM				

NOTES											
--MARSTON MILLS MARKETPLACE--											
-AUBUCHON HARDWARE											
-PIZZA WAVE											
-COTUIT LIQUORS											
-WALGREENS											

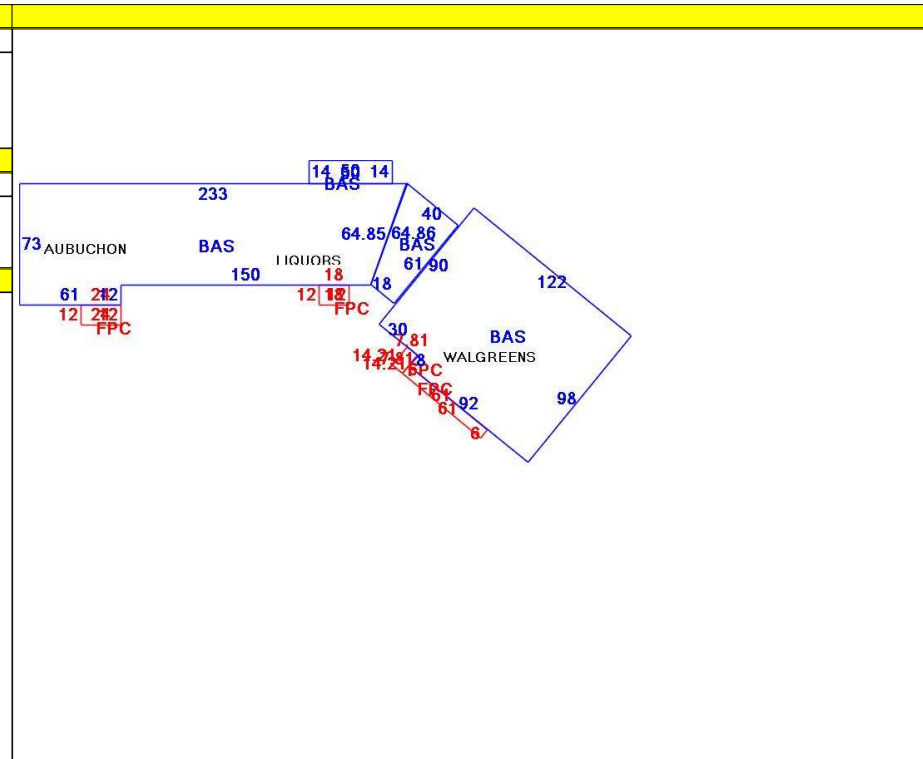
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDC-22-29	08-12-2022	803	Addn Alt-Comm	59,549		100		Bank of America LED lighting		12-02-2021	BM	22		22	Change of Address
SIGN-21-89	08-03-2021	836	Sign	0		100		Street Sign Pylon 15.57" x 58"		04-29-2020	GM	04		FR	Field Review
SIGN-21-87	08-03-2021	836	Sign	0		100		Entrance Wall sign 36 x 72 ma		08-21-2018	SR	02		03	Cycl Insp Comp
19-3955	01-02-2020	836	Sign	5,000		100		REMOVE RITE AID SIGNS A		08-21-2018	SR	02		02	Bldg Permit Completed
19-1958	06-12-2019	836	Sign	0		100		20 SQ FT SIGN FOR CAPE C		12-16-2014	NF	03		16	In Office Review
19-1956	06-12-2019	836	Sign	0		100		19 SQ FT SIGN FOR CAPE C		06-16-2014	JR	03		16	In Office Review
18-1986	07-19-2018	803	Addn Alt-Comm	54,989	08-21-2018	100		Remove drive-up teller window		08-12-2013	JR	01		02	Bldg Permit Completed

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	323N	SHPCTR-NBHD	SPLI	3		5.000	AC	330,000.00	1.00000	C	1.00	CI23	2.500		0	783,750	3,918,800	
1	323N	SHPCTR-NBHD		3		2.550	AC	39,600.00	1.00000	R	1.00		1.000		0	39,600	101,000	
Total Card Land Units						7.55	AC	Parcel Total Land Area: 7.55					Total Land Value					4,019,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	105	Strip Retail			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	4.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	20	Brick/Masonry			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
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	323N	SHPCTR-NBHD 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	16.00				
1st Floor Use:	323I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
323N	SHPCTR-NBHD M94	100
		0
		0

COST / MARKET VALUATION		
RCN		2,855,079
Year Built		1982
Effective Year Built		1989
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	23	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	77	
RCNLD		2,198,400
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SPR1	SPRINKLERS-	B	28,459	4.10	1991		77		0.00	89,800
PAV1	PAVING-ASPH	L	200,00	3.00	1985		32		0.00	192,000
FNC3	FENCE-6' CHAI	L	80	22.04	1982		26		0.00	500
SHED	Shed	L	200	18.00	2002		66		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value	
BAS	First Floor	28,459	28,459	28,459	99.81	2,840,407	
FPC	Open Porch Conc. Floor	0	981	147	14.96	14,672	
Ttl Gross Liv / Lease Area		28,459	29,440	28,606		2,855,079	



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BROMLEY - COTUIT LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
								COMMERC.	323N	5,765,000	5,765,000	
C/O QUINCY & COMPANY INC 57 DEDHAM AVE NEEDHAM MA 02492				SUPPLEMENTAL DATA				COM LAND	323N	4,019,800	4,019,800	VISION
				Alt Prcl ID	Split Zonin	VB-A;SD-1;S&D;RF	Plan Ref.	Land Ct#	22824-J			
BID Parcel	ResExpt Q		#SR	Life Estate	PP STATU							
#DL 1	LOT 115											
#DL 2												
GIS ID	F_949975_2698860		Assoc Pid#					Total	9,784,800	9,784,800		

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BROMLEY - COTUIT LLC	C209	0	03-23-2016	U	I	15,350,000	1V			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAPE COTUIT CENTER LLC	C144	0	06-17-1997	U	I	3,071,334	1B	2023	323N	5,798,200	2022	323N	5,408,500	2021	323N	5,132,400		
COTUIT LANDING JT VTRE ETAL	C122	0	04-15-1991	U	I	1	B		323N	4,019,800		323N	3,023,300		323N	3,023,300		
COTUIT LANDING JT VTRE ETAL	C885	0	05-15-1982	U		0									323N	328,900		
Total										9,818,000	Total		8,431,800	Total		8,484,600		

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							
CI23				MARSTM	Appraised Bldg. Value (Card)						5,321,700
					Appraised Xf (B) Value (Bldg)						114,400
					Appraised Ob (B) Value (Bldg)						328,900
					Appraised Land Value (Bldg)						4,019,800
					Special Land Value						0
					Total Appraised Parcel Value						9,784,800
					Valuation Method						C
					Total Appraised Parcel Value						9,784,800

NOTES												VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
CASUAL DESIGNS(6,200 SF)+ 2																	

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			

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	
2	323N	SHPCTR-NBHD	SPLI	3		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0	
Total Card Land Units						0.00	AC	Parcel Total Land Area: 7.55						Total Land Value		4,019,800	

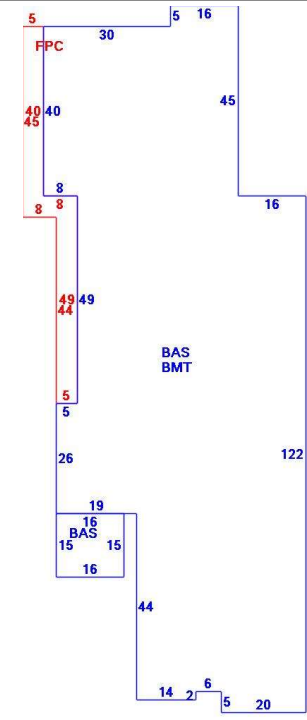
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	105	Strip Retail			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	3.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	15	Concr/Cinder			
Roof Structure	03	Gable/Hip			
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	323N	SHPCTR-NBHD M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3231				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
323N	SHPCTR-NBHD M94	100
		0
		0

COST / MARKET VALUATION		
RCN		1,118,681
Year Built		1982
Effective Year Built		1994
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		19
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		81
RCNLD		906,100
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	8,148	8,148	8,148	114.12	929,819	
BMT	Basement Area	0	7,908	1,582	22.83	180,532	
FPC	Open Porch Conc. Floor	0	485	73	17.18	8,330	
Ttl Gross Liv / Lease Area		8,148	16,541	9,803		1,118,681	



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BROMLEY - COTUIT LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
C/O QUINCY & COMPANY INC 57 DEDHAM AVE NEEDHAM MA 02492								COMMERC. COM LAND	323N 323N	5,765,000 4,019,800	5,765,000 4,019,800	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Plan Ref.								
Split Zonin VB-A;SD-1;S&D;RF				Land Ct# 22824-J								
ResExpt Q				#SR								
#DL 1 LOT 115				Life Estate								
#DL 2				PP STATU								
GIS ID F_949975_2698860				Assoc Pid#								
								Total		9,784,800	9,784,800	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BROMLEY - COTUIT LLC				C209	0	03-23-2016	U	I	15,350,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAPE COTUIT CENTER LLC				C144	0	06-17-1997	U	I	3,071,334	1B	2023	323N	5,798,200	2022	323N	5,408,500	2021	323N	5,132,400
COTUIT LANDING JT VTRE ETAL				C122	0	04-15-1991	U	I	1	B		323N	4,019,800		323N	3,023,300		323N	3,023,300
COTUIT LANDING JT VTRE ETAL				C885	0	05-15-1982	U		0		Total		9,818,000	Total		8,431,800	Total		8,484,600

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												
CI23				MARSTM												

NOTES												APPRAISED VALUE SUMMARY						
--BANK OF AMERICA-- (FHS VAC OFFC FOR LSE)												Appraised Bldg. Value (Card)						5,321,700
												Appraised Xf (B) Value (Bldg)						114,400
												Appraised Ob (B) Value (Bldg)						328,900
												Appraised Land Value (Bldg)						4,019,800
												Special Land Value						0
												Total Appraised Parcel Value						9,784,800
												Valuation Method						C
												Total Appraised Parcel Value						9,784,800

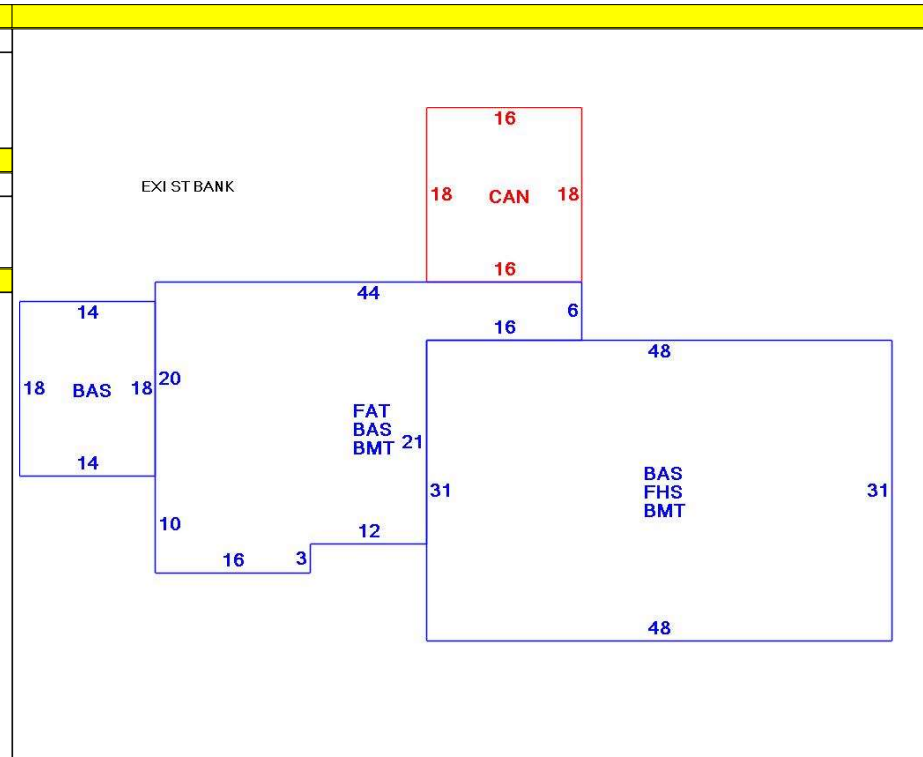
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	

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		
3	323N	SHPCTR-NBHD	SPLI	3		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0		
Total Card Land Units						0.00	AC	Parcel Total Land Area: 7.55						Total Land Value				4,019,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	31	Branch Bank			
Model	94	Commercial			
Grade	C	Average			
Stories	1.5				
Occupancy	2.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3410	BANK BLDG			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3230				
Sewer Occupan					

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
VLTD	Vault Door - Ba	L	1	34484.00	1985		66		0.00	22,800
DUW	DRIVE-UP WIN	B	1	2798.00	1983		71		0.00	2,000
SGN2	DOUBLE SIDE	L	12	39.53	2001		64		0.00	300
SPOS	SIGN POST ST	L	12	223.96	2001		64		0.00	1,700
FGPL	Flagpole-25'	L	1	2229.00	2001		64		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,640	2,640	2,640	232.28	613,212	
BMT	Basement Area	0	2,388	478	46.49	111,029	
CAN	Canopy	0	288	29	23.39	6,736	
FAT	Attic, Finished	450	900	450	116.14	104,525	
FHS	Half Story	1,190	1,488	1,116	174.21	259,221	
Ttl Gross Liv / Lease Area		4,280	7,704	4,713		1,094,723	

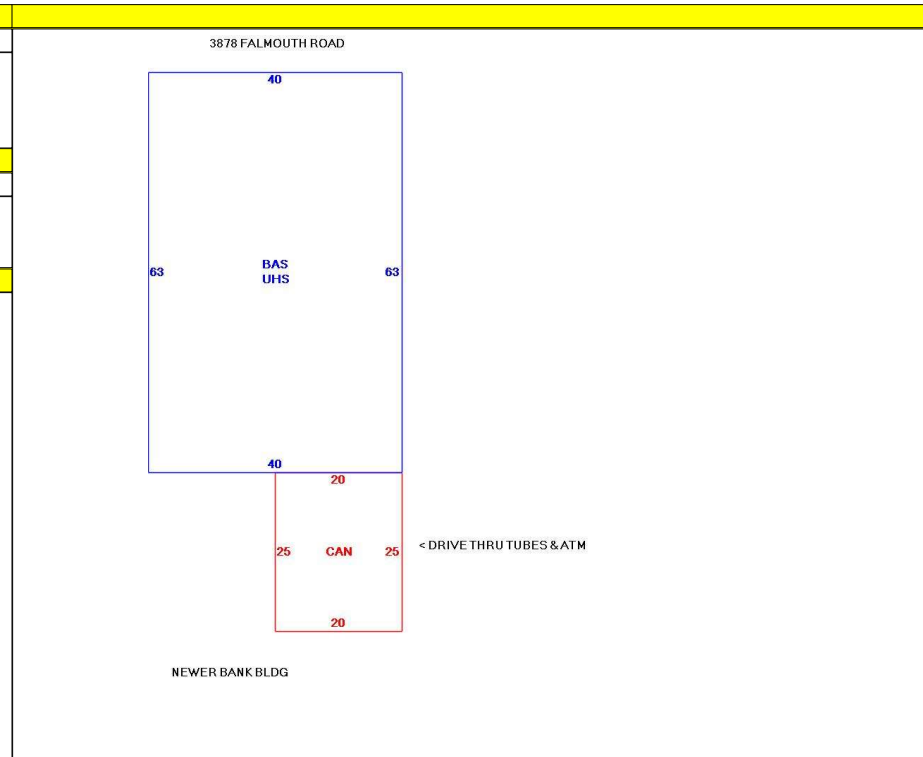


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA						
BROMLEY - COTUIT LLC						Description	Code	Appraised	Assessed							
C/O QUINCY & COMPANY INC		SUPPLEMENTAL DATA				COMMERC.	323N	5,765,000	5,765,000	VISION						
57 DEDHAM AVE		Alt Prcl ID		Plan Ref.		COM LAND	323N	4,019,800	4,019,800							
NEEDHAM MA 02492		Split Zonin VB-A;SD-1;S&D;RF		Land Ct# 22824-J												
		ResExpt Q		#SR												
		#DL 1 LOT 115		Life Estate												
		#DL 2		PP STATU												
		GIS ID F_949975_2698860		Assoc Pid#												
						Total		9,784,800	9,784,800							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BROMLEY - COTUIT LLC		C209 0	03-23-2016	U	I	15,350,000	1V	Year	Code	Assessed	Year	Code	Assessed			
CAPE COTUIT CENTER LLC		C144 0	06-17-1997	U	I	3,071,334	1B	2023	323N	5,798,200	2022	323N	5,408,500			
COTUIT LANDING JT VTRE ETAL		C122 0	04-15-1991	U	I	1	B		323N	4,019,800	2021	323N	3,023,300			
COTUIT LANDING JT VTRE ETAL		C885 0	05-15-1982	U		0			323N			323N	328,900			
		Total						Total		9,818,000	Total		8,431,800			
								Total			Total		8,484,600			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
CI23								MARSTM								
NOTES																
--THE CO-OP BANK OF CAPE COD--																
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		
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
4	323N	SHPCTR-NBHD	SPLI	3		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 7.55						Total Land Value		4,019,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	31	Branch Bank			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
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	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3410	BANK BLDG			
Total Rooms					
Bedrooms	00				
Full Bathrooms	1				
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3231				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
323N	SHPCTR-NBHD M94	100
		0
		0

COST / MARKET VALUATION	
RCN	918,648
Year Built	2002
Effective Year Built	2003
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	808,400
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
NDP	NITE DEPOSIT	B	1	21906.00	2007		88		0.00	19,300
GEN2	Commercial Ge	L	1	61500.00	2013		88		0.00	54,100
FNC2	Fence-6' Wd	L	40	27.85	2013		88		0.00	1,000
RFCC	Reinforced Con	L	500	7.25	2013		88		0.00	3,200
ATM1	Automatic Teller	L	1	50500.00	2018		98		0.00	49,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,520	2,520	2,520	248.02	624,998	
CAN	Canopy	0	500	50	24.80	12,401	
UHS	Half Story, Unfinished	0	2,520	1,134	111.61	281,249	
Ttl Gross Liv / Lease Area		2,520	5,540	3,704		918,648	



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BROMLEY - COTUIT LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
C/O QUINCY & COMPANY INC 57 DEDHAM AVE NEEDHAM MA 02492								COMMERC. COM LAND	323N 323N	5,765,000 4,019,800	5,765,000 4,019,800	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Plan Ref.								
Split Zonin VB-A;SD-1;S&D;RF				Land Ct# 22824-J								
ResExpt Q				#SR								
#DL 1 LOT 115				Life Estate								
#DL 2				PP STATU								
GIS ID F_949975_2698860				Assoc Pid#								
								Total		9,784,800	9,784,800	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BROMLEY - COTUIT LLC							C209	0	03-23-2016	U	I	15,350,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAPE COTUIT CENTER LLC							C144	0	06-17-1997	U	I	3,071,334	1B	2023	323N	5,798,200	2022	323N	5,408,500	2021	323N	5,132,400
COTUIT LANDING JT VTRE ETAL							C122	0	04-15-1991	U	I	1	B		323N	4,019,800		323N	3,023,300		323N	3,023,300
COTUIT LANDING JT VTRE ETAL							C885	0	05-15-1982	U		0									323N	328,900
														Total		9,818,000	Total		8,431,800	Total		8,484,600

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							
CI23				MARSTM							

NOTES												APPRaised VALUE SUMMARY					
--CAPE COD HEALTHCARE--												Appraised Bldg. Value (Card) 5,321,700					
												Appraised Xf (B) Value (Bldg) 114,400					
												Appraised Ob (B) Value (Bldg) 328,900					
												Appraised Land Value (Bldg) 4,019,800					
												Special Land Value 0					
												Total Appraised Parcel Value 9,784,800					
												Valuation Method C					
												Total Appraised Parcel Value 9,784,800					

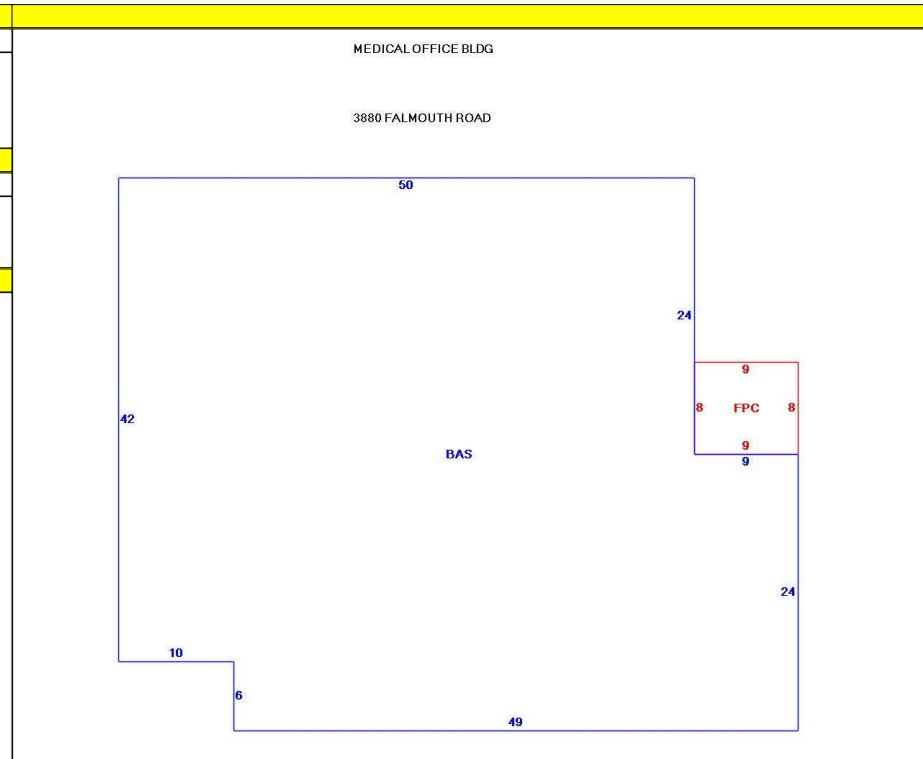
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	

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	
5	323N	SHPCTR-NBHD	SPLI	3		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0	
Total Card Land Units						0.00	AC	Parcel Total Land Area: 7.55						Total Land Value 4,019,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	Medical Bldg			
Model	94	Commercial			
Grade	C-	Average Minus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
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	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3400	OFFICE BLD M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	1				
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3230				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
323N	SHPCTR-NBHD M94	100
		0
		0

COST / MARKET VALUATION		
RCN		717,653
Year Built		2002
Effective Year Built		2003
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		12
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		88
RCNLD		631,500
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
FOPC	Open Prch-roof,	B	72	55.00	2007		88		0.00	3,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,556	2,556	2,556	279.57	714,577	
FPC	Open Porch Conc. Floor	0	72	11	42.71	3,075	
Ttl Gross Liv / Lease Area		2,556	2,628	2,567		717,652	

