

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|--|--|------|-----------|--|----------|--------------------|------|-----------|----------|---------------------------------|
| SECOND OSTERVILLE LLC | | | | | | Description | Code | Appraised | Assessed | 801 FY2024 BARNSTABLE, MA |
| THE REALTY ADVISORY INC 1645 FALMOUTH RD SUITE 10F CENTERVILLE MA 02632 | | | | | | COMMERC. | 3520 | 626,000 | 626,000 | |
| | | | | | | COM LAND | 3520 | 248,000 | 248,000 | |
| SUPPLEMENTAL DATA | | | | | | Total | | 874,000 | 874,000 | VISION |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 3 #DL 2 GIS ID F_940361_2693429 | | | | Plan Ref. 359/64 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) | | | | | | | | |
|-----------------------|-------------------------------|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|-------|------|----------|
| SECOND OSTERVILLE LLC | 4978 FALMOUTH ROAD LLC | 33590 0124 | 12-18-2020 | U | I | 1 | 1F | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| QUEENEY, ADELAIDE M | QUEENEY, JAMES R & ADELAIDE M | 33512 0142 | 11-25-2020 | Q | I | 800,000 | 00 | 2023 | 3520 | 626,000 | 2022 | 3520 | 647,800 | 2021 | 3520 | 638,600 |
| ROSSI, ELIZABETH TR | | 19601 0149 | 12-26-2003 | U | I | 0 | 1F | | 3520 | 248,000 | | 3520 | 185,300 | | 3520 | 185,300 |
| | | 11349 0086 | 04-10-1998 | U | V | 25,000 | 1P | | | | | | | | 3520 | 16,400 |
| | | 4304 0195 | 11-15-1984 | U | V | 40,000 | B | Total | | 874,000 | Total | | 833,100 | Total | | 840,300 |

| 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 | | | | |
| CI04 | | | COTUIT | | | | | |
| NOTES | | | | Appraised Bldg. Value (Card) | | | | 592,300 |
| --STEPPING STONES DAYCARE-- | | | | Appraised Xf (B) Value (Bldg) | | | | 17,300 |
| | | | | Appraised Ob (B) Value (Bldg) | | | | 16,400 |
| | | | | Appraised Land Value (Bldg) | | | | 248,000 |
| | | | | Special Land Value | | | | 0 |
| | | | | Total Appraised Parcel Value | | | | 874,000 |
| | | | | Valuation Method | | | | C |
| | | | | Total Appraised Parcel Value | | | | 874,000 |

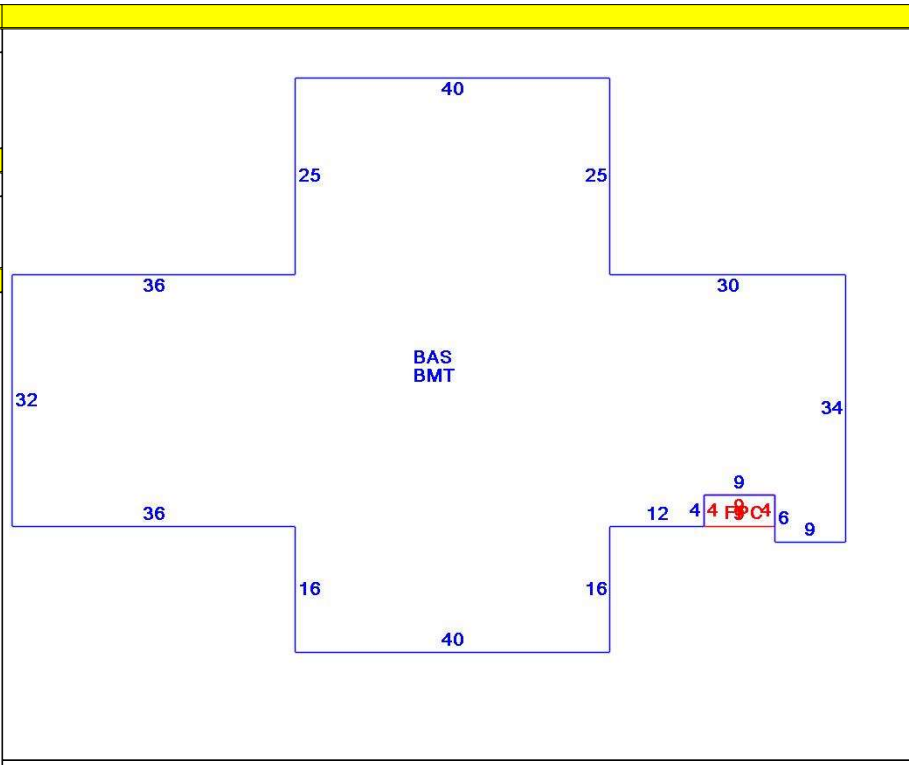
| BUILDING PERMIT RECORD | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|------------------------|------------|------|----------------|---------|------------|--------|------------|-----------------------------------|--|------------------------|----|------|----|----|----------------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | | Date | Id | Type | Is | Cd | Purpost/Result |
| BLDC-21-7 | 02-17-2021 | 803 | Addn Alt-Comm | 0 | | 100 | | Tenant fit out no construction Y | | 07-08-2021 | BM | 22 | | 22 | Change of Address |
| BLDC-21-7 | 02-10-2021 | 803 | Addn Alt-Comm | 0 | | 100 | | Tenant fit out no construction Y | | 05-01-2020 | GM | 04 | | FR | Field Review |
| TB-20-3508 | 12-11-2020 | 835 | Sid/Wind/Roof/ | 20,000 | | 100 | | Strip existing roof and install n | | 04-13-2016 | JR | 01 | | 03 | Cycl Insp Comp |
| 30164 | 04-15-1998 | CM | Commercial | 265,000 | 01-01-1999 | 100 | 12-31-1999 | DAYCARE CENTER | | 06-15-2012 | JR | 03 | | 03 | Cycl Insp Comp |
| | | | | | | | | | | 11-19-2004 | PT | 01 | | 00 | Meas/Listed-Interior Acces |
| | | | | | | | | | | 08-10-1999 | GB | 01 | | 00 | Meas/Listed-Interior Acces |

| 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 | 3520 | DAY CARE M94 | RF | 2 | | 1.000 | AC 330,000.00 | 1.00000 | C | 1.00 | CI04 | 0.690 | SITE | | 0 | 227,700 |
| 1 | 3520 | DAY CARE M94 | | 2 | | 0.150 | AC 39,600.00 | 3.41750 | R | 1.00 | | 1.000 | EXCS | | 0 | 135,333 |
| Total Card Land Units | | | | | | 1.15 | AC | Parcel Total Land Area: 1.15 | | | | | | Total Land Value | | 248,000 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-------|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 24 | Daycare Center | | | |
| Model | 94 | Commercial | | | |
| Grade | C | Average | | | |
| Stories | 1 | | | | |
| Occupancy | 1.00 | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | 11 | Clapboard | | | |
| 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 | 14 | Carpet | | | |
| Heating Fuel | 03 | Gas | | | |
| Heating Type | 04 | Hot Air | | | |
| AC Type | 03 | Central | | | |
| Size Adj Tbl | 3520 | DAY CARE M94 | | | |
| Total Rooms | 9 | | | | |
| Bedrooms | 2 | | | | |
| Full Bathrooms | 2 | | | | |
| Bath Split | 21 | 2 Full-1 Half | | | |
| Rms/Partitions | 02 | AVERAGE | | | |
| Heat/AC | 01 | HEAT/AC PKGS | | | |
| Frame Type | 02 | WOOD FRAME | | | |
| Baths/Plumbing | 02 | AVERAGE | | | |
| Ceiling/Wall | 06 | CEIL & WALLS | | | |
| Common Wall | 00 | 0% | | | |
| Wall Height | 10.00 | | | | |
| 1st Floor Use: | 3520 | | | | |
| Sewer Occupan | | | | | |

| MIXED USE | | |
|-----------|--------------|------------|
| Code | Description | Percentage |
| 3520 | DAY CARE M94 | 100 |
| | | 0 |
| | | 0 |

| COST / MARKET VALUATION | | |
|--------------------------|--|---------|
| RCN | | 705,118 |
| Year Built | | 1998 |
| Effective Year Built | | 1999 |
| Depreciation Code | | A |
| Remodel Rating | | |
| Year Remodeled | | |
| Depreciation % | | 16 |
| Functional Obsol | | 0 |
| External Obsol | | 0 |
| Trend Factor | | 1 |
| Condition | | |
| Condition % | | |
| Percent Good | | 84 |
| RCNLD | | 592,300 |
| 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 | 9,400 | 3.00 | 1998 | | 58 | | 0.00 | 16,400 |
| SPR1 | SPRINKLERS- | B | 5,014 | 4.10 | 2003 | | 84 | | 0.00 | 17,300 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | |
|-----------------------------------|------------------------|-------------|------------|----------|-----------|----------------|--|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | |
| BAS | First Floor | 5,014 | 5,014 | 5,014 | 117.09 | 587,091 | |
| BMT | Basement Area | 0 | 5,014 | 1,003 | 23.42 | 117,442 | |
| FPC | Open Porch Conc. Floor | 0 | 36 | 5 | 16.26 | 585 | |
| Ttl Gross Liv / Lease Area | | 5,014 | 10,064 | 6,022 | | 705,118 | |

