

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OLDE NORTHEAST REALTY LP								Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
22 CHRISTY'S DRIVE								COMMERC.	323N	2,418,000	2,418,000	
SUITE 4								COM LAND	323N	2,237,400	2,237,400	<b>VISION</b>
BROCKTON MA 02301				<b>SUPPLEMENTAL DATA</b>				Total				
Alt Prcl ID				Plan Ref. 240/67, 299/79								
Split Zonin RB;HB				Land Ct# 18367-A								
GIS ID F_983938_2704380				Assoc Pid#								

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OLDE NORTHEAST REALTY LP				23175	0144	09-25-2008	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CHRISTYS REALTY LP				C133	0	05-03-1994	U	I	1	B	2025	323N	2,418,000	2024	323N	2,347,500	2023	323N	2,359,800
MIHOS, PETER & CHRISTY P & JAMES TRS				C133	0	05-03-1994	U	I	1	B		323N	2,237,400		323N	2,237,400		323N	2,237,400
MIHOS, PETER & CHRISTY P & JAMES & PE				C127	0	09-24-1992	U	I	1	H	Total								
MIHOS, PETER & JAMES				C705	0	05-13-1977	U		0		4,655,400		4,584,900		4,597,200				

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								
CI24				HYAN								
NOTES				APPRAISED VALUE SUMMARY								
-BOBBY BYRNES PUB				Appraised Bldg. Value (Card)								2,322,000
-TROPICAL CAFE				Appraised Xf (B) Value (Bldg)								35,600
4 OTHERS				Appraised Ob (B) Value (Bldg)								60,400
				Appraised Land Value (Bldg)								2,237,400
				Special Land Value								0
				Total Appraised Parcel Value								4,655,400
				Valuation Method								C
				Total Appraised Parcel Value								4,655,400

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-22-12	07-12-2022	860	Change of Use-	80,000		100		Construction of Axe/Archery L	04-29-2020	GM	04		FR	Field Review	
20-2173	10-02-2020	836	Sign	0		100		wall sign - House of Hatchets	08-15-2018	SR	02		03	Cycl Insp Comp	
20-2171	10-02-2020	836	Sign	0		100		sign free standing (ladder sign)	08-15-2018	SR	02		02	Bldg Permit Completed	
20-2356	08-28-2020	881	Alt-Int work-Co	9,000		100		construct target wall at House	08-19-2015	AL	03		16	In Office Review	
20-2130	08-21-2020	881	Alt-Int work-Co	5,000		0		Construct an office room, and	05-16-2014	AL	03		16	In Office Review	
20-1739	07-16-2020	888		16,000		0		Complete New HVAC System	07-31-2013	DR	03		16	In Office Review	
20-1623	07-02-2020	881	Alt-Int work-Co	35,000		100		Construct 2 ADA bathrooms. In	11-05-2008	JG	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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	323N	SHPCTR-NBHD	SPLI	4	Hyannis	3.390	AC	330,000.00	1.00000	C	1.00	CI17	2.000	ALL SITE	0	660,000	2,237,400
Total Card Land Units						3.39	AC	Parcel Total Land Area: 3.39						Total Land Value		2,237,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	105	Strip Retail			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	6.00				
Exterior Wall 1	19	Brick Veneer			
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	14	Carpet	RCN		1,644,811
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1975
AC Type	03	Central	Effective Year Built		1997
Size Adj Tbl	323N	SHPCTR-NBHD M94	Depreciation Code		G
Total Rooms			Remodel Rating		04
Bedrooms	00		Year Remodeled		2019
Full Bathrooms	0		Depreciation %		21
Bath Split	00	0 Full-0 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	03	MASONRY	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	08	TYPICAL	Percent Good		79
Common Wall	00	0%	RCNLD		1,299,400
Wall Height	12.00		Dep % Ovr		
1st Floor Use:	323I		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	11,000	4.10	1993		79		0.00	35,600
PAV1	PAVING-ASPH	L	33,000	3.00	1985		32		0.00	31,700
LTHL	Halide Light Flx	L	2	1495.00	2018		98		0.00	2,900
SGN3	DBL SIDED W/I	L	120	199.92	2018		98		0.00	23,500
SPO2	SIGN POST ST	L	32	73.02	2018		98		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	14,640	14,640	14,640	110.51	1,617,847	
CAN	Canopy	0	2,440	244	11.05	26,964	
Ttl Gross Liv / Lease Area		14,640	17,080	14,884		1,644,811	

60	10		
244	BAS	244	<del>244</del>
60	10		



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OLDE NORTHEAST REALTY LP								Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA  <b>VISION</b>
22 CHRISTY'S DRIVE								COMMERC.	323N	2,418,000	2,418,000	
SUITE 4								COM LAND	323N	2,237,400	2,237,400	
BROCKTON MA 02301							4					
SUPPLEMENTAL DATA												
Alt Prcl ID				Split Zonin RB;HB		Plan Ref. 240/67, 299/79						
BID Parcel						Land Ct# 18367-A						
ResExpt Q						#SR						
#DL 1 LOTS C, 1 & 2; UNNUM						Life Estate						
#DL 2 LOT C						PP STATU						
GIS ID F_983938_2704380						Assoc Pid#						
									Total	4,655,400	4,655,400	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OLDE NORTHEAST REALTY LP							23175	0144	09-25-2008	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CHRISTYS REALTY LP							C133	0	05-03-1994	U	I	1	B	2025	323N	2,418,000	2024	323N	2,347,500	2023	323N	2,359,800
MIHOS, PETER & CHRISTY P & JAMES TRS							C133	0	05-03-1994	U	I	1	B		323N	2,237,400		323N	2,237,400		323N	2,237,400
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MIHOS, PETER & JAMES							C705	0	05-13-1977	U		0										
									Total	4,655,400	Total	4,584,900	Total	4,597,200								

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Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total	0.00																

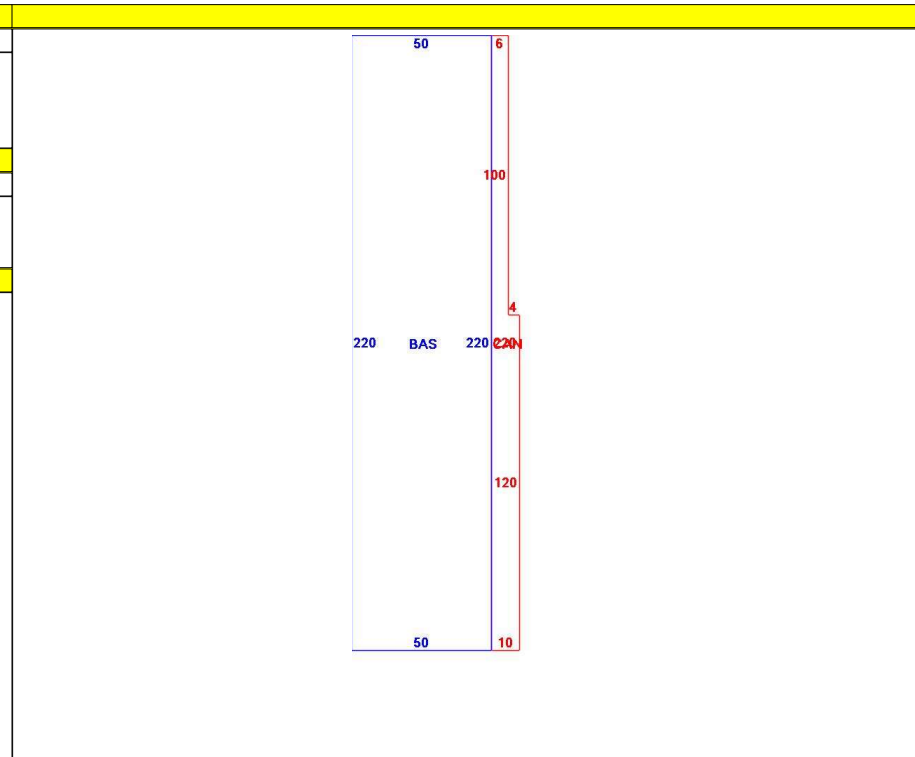
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
CI24				HYAN							

NOTES												APPRAISED VALUE SUMMARY				
AM-PM CONVENIENCE STORE												Appraised Bldg. Value (Card)	2,322,000			
- 4 OTHERS												Appraised Xf (B) Value (Bldg)	35,600			
(2 OF 5 UNITS VAC 5/20)												Appraised Ob (B) Value (Bldg)	60,400			
												Appraised Land Value (Bldg)	2,237,400			
												Special Land Value	0			
												Total Appraised Parcel Value	4,655,400			
												Valuation Method	C			
												Total Appraised Parcel Value	4,655,400			

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
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LAND LINE VALUATION SECTION																		
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2	323N	SHPCTR-NBHD	SPLI	4		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: 3.39						Total Land Value				2,237,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	105	Strip Retail			
Model	94	Commercial			
Grade	C	Average			
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Occupancy	5.00				
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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	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	12.00				
1st Floor Use:	3231				
Sewer Occupan					
			<b>MIXED USE</b>		
			Code	Description	Percentage
			323N	SHPCTR-NBHD M94	100
					0
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		1,278,209
			Year Built		1979
			Effective Year Built		1998
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		20
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		80
			RCNLD		1,022,600
			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	11,000	11,000	11,000	114.33	1,257,630	
CAN	Canopy	0	1,800	180	11.43	20,579	
Ttl Gross Liv / Lease Area		11,000	12,800	11,180		1,278,209	

