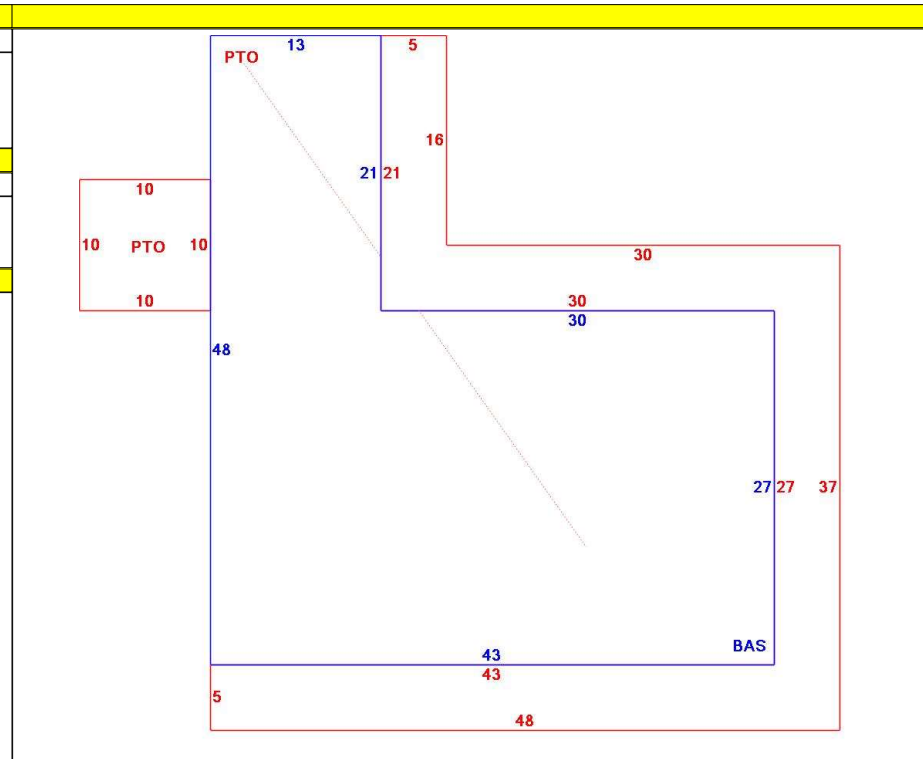


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION							
BASSIL, ELIE & RABIH TRS BASSIL BROTHERS UNITED TRUST 8A HEADWATER DRIVE WEST YARMOU MA 02673						Description	Code	Appraised	Assessed								
					4	COMMERC.	3340	464,900	464,900								
SUPPLEMENTAL DATA						COM LAND	3340	484,800	484,800								
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 UNNUM LOT #DL 2 GIS ID F_985350_2704802		Plan Ref. 258/92 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		949,700	949,700								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BASSIL, ELIE & RABIH TRS LEEMILT'S PETROLEUM, INC MARANE OIL CORP		28552	0079	12-05-2014	U	I	250,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		16905	0227	05-13-2003	U	I	212,470	1B	2025	3340	464,900	2024	3340	457,000	2023	3340	457,000
		1682	0226	07-06-1972	U		0			3340	484,800		3340	484,800		3340	484,800
		Total						Total		949,700	Total		941,800	Total		941,800	
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)				347,500			
CI17								HYAN		Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				117,400			
										Appraised Land Value (Bldg)				484,800			
										Special Land Value				0			
										Total Appraised Parcel Value				949,700			
										Valuation Method				C			
										Total Appraised Parcel Value				949,700			
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			
18-2014	06-22-2018	836	Sign	0	06-30-2018	100	06-30-2018	20 sq ft sign on builidng for:	04-29-2020	GM	04		FR	Field Review			
17-3611	10-18-2017	888		0	06-30-2018	100	06-30-2018	Provide and install a low profil	07-07-2016	JR	01		02	Bldg Permit Completed			
17-3226	10-13-2017	881	Alt-Int work-Co	50,000	06-30-2018	100	06-30-2018	Build Food counter and Frame	05-31-2012	JR	01		03	Cycl Insp Comp			
2015-08873	01-13-2016	836	Sign	0	05-26-2016	100	06-30-2016	REFACE SIGNS 11 SQ WALL	02-16-2012	DR	22		22	Change of Address			
201505327	11-06-2015	RE	Remodel	200,000	05-26-2016	100	06-30-2016	REMODELING OF EXISTING	09-26-2008	JR	03		16	In Office Review			
B37647	04-01-1995	RE	Remodel	168,000	01-15-1996	100	12-31-1996	HY RENOVA									
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	334C	GAS MART M94	HB	4	Hyannis	0.350	AC	330,000.00	1.74891	C	1.20	CI17	2.000	USE	0	1,385,142	484,800
Total Card Land Units						0.35	AC	Parcel Total Land Area: 0.35					Total Land Value			484,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	102	Gas Mart			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	30	Cement Siding			
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	11	Ceram Clay Til			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	334C	GAS MART M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	3340				
Sewer Occupan					
			MIXED USE		
			Code	Description	Percentage
			334C	GAS MART M94	100
					0
					0
			COST / MARKET VALUATION		
			RCN		394,915
			Year Built		1970
			Effective Year Built		2009
			Depreciation Code		E
			Remodel Rating		05
			Year Remodeled		2015
			Depreciation %		12
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		88
			RCNLD		347,500
			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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
CNP	Gas Pump Cpy	L	660	32.83	2016		94		0.00	20,400
PAV1	PAVING-ASPH	L	8,000	3.00	1985		32		0.00	7,700
GAS1	Fibergl 10m gal	L	1	51788.00	1995		52		0.00	26,900
GAS1	Fibergl 10m gal	L	1	51788.00	1995		52		0.00	26,900
SGN3	DBL SIDED W//	L	24	199.92	2016		94		0.00	4,500
SPOS	SIGN POST ST	L	16	223.96	2001		64		0.00	2,300
RFCC	Reinforced Con	L	2,506	7.25	2001		64		0.00	11,600
FNC2	Fence-6' W/d	L	32	27.85	2001		64		0.00	600
FGPL	Flagpole-25'	L	1	2229.00	2001		64		0.00	1,400
PAT1	Patio- Average	L	630	5.89	2016		94		0.00	3,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,434	1,434	1,434	268.47	384,982	
PTO	Patio	0	730	37	13.61	9,933	
Ttl Gross Liv / Lease Area		1,434	2,164	1,471		394,915	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION							
BASSIL, ELIE & RABIH TRS						Description	Code	Appraised	Assessed								
BASSIL BROTHERS UNITED TRUST					4	COMMERC.	3340	464,900	464,900								
8A HEADWATER DRIVE						COM LAND	3340	484,800	484,800								
WEST YARMOU MA 02673		SUPPLEMENTAL DATA				Total		949,700	949,700								
Alt Prcl ID		Plan Ref. 258/92															
Split Zonin		Land Ct#															
BID Parcel		#SR															
ResExpt Q		Life Estate															
#DL 1 UNNUM LOT		PP STATU															
#DL 2																	
GIS ID F_985350_2704802		Assoc Pid#															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2025	3340	464,900	2024	3340	457,000	2023	3340	457,000	
									3340	484,800		3340	484,800		3340	484,800	
								Total		949,700	Total		941,800	Total		941,800	
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																	
		ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B		Tracing		Batch											
CI17						HYAN											
NOTES																	
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	
Total Card Land Units						Parcel Total Land Area:						Total Land Value					484,800

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
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Heating Type	04	Hot Air									
AC Type	03	Central									
Size Adj Tbl	334C	GAS MART M94									
Total Rooms											
Bedrooms	00										
Full Bathrooms	0										
Bath Split	02	0 Full-2 Half									
Rms/Partitions	02	AVERAGE									
Heat/AC	02	HEAT/AC SPLIT									
Frame Type	03	MASONRY									
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Common Wall	00	0%									
Wall Height	12.00										
1st Floor Use:	3340										
Sewer Occupan											
MIXED USE											
						Code	Description	Percentage			
COST / MARKET VALUATION											
						RCN					
						Year Built					
						Effective Year Built					
						Depreciation Code					
						Remodel Rating					
						Year Remodeled					
						Depreciation %					
						Functional Obsol					
						External Obsol					
						Trend Factor					
						Condition					
						Condition %					
						Percent Good					
						RCNLD					
						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	
CCCB	Concrete Curb	L	170	12.49	2016		94		0.00	2,000	
ASCB	Asphalt Curb-4"	L	380	4.69	2016	00	100	00	1.00	1,800	
LT1	LT POLE W/MH	L	2	4251.00	2016		94		0.00	8,000	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											