

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ZOU LLC								Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
65 WATERFIELD ROAD								COMMERC.	3220	1,301,700	1,301,700	
OSTERVILLE MA 02655								COM LAND	3220	287,700	287,700	
								COMMERC.	3222	177,900	177,900	
SUPPLEMENTAL DATA												
Alt Prcl ID				Split Zonin		Plan Ref.						
#DL 1 UNNUM LOT				#DL 2		Land Ct# 10918-A						
GIS ID F_988523_2701079				Assoc Pid#								
									Total	1,767,300	1,767,300	

VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ZOU LLC				C204	0	10-01-2014	Q	I	1,330,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GAROUFES, KALLIOPE G ET AL TRS				#D68	0	02-15-1993	U	I	1	D	2025	3220	1,301,700	2024	3220	1,254,800	2023	3220	1,271,200
GAROUFES, NORA G ET AL TRS				C406	0	08-15-1967	U		0			3220	287,700		3220	287,700		3220	287,700
												3222	177,900		3222	172,100		3222	172,100
									Total	1,767,300	Total	1,714,600	Total	1,731,000					

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	Appraised Bldg. Value (Card)						1,406,000					
CI11					HYAN	Appraised Xf (B) Value (Bldg)						22,000					
						Appraised Ob (B) Value (Bldg)						51,600					
						Appraised Land Value (Bldg)						287,700					
						Special Land Value						0					
						Total Appraised Parcel Value						1,767,300					
						Valuation Method						C					
						Total Appraised Parcel Value						1,767,300					

NOTES												VISIT / CHANGE HISTORY							
KILWINS FUDGE + 3												Date	Id	Type	Is	Cd	Purpost/Result		
												04-29-2020	GM	04		FR	Field Review		
												08-27-2018	SR	02		03	Cycl Insp Comp		
												08-27-2018	SR	02		02	Bldg Permit Completed		
												02-07-2017	JR	03		15	Abatement Review		
												01-07-2015	JR	03		20	Sale Review		
												06-13-2011	JR	02		03	Cycl Insp Comp		
												02-10-2009	KLP	03		16	In Office Review		

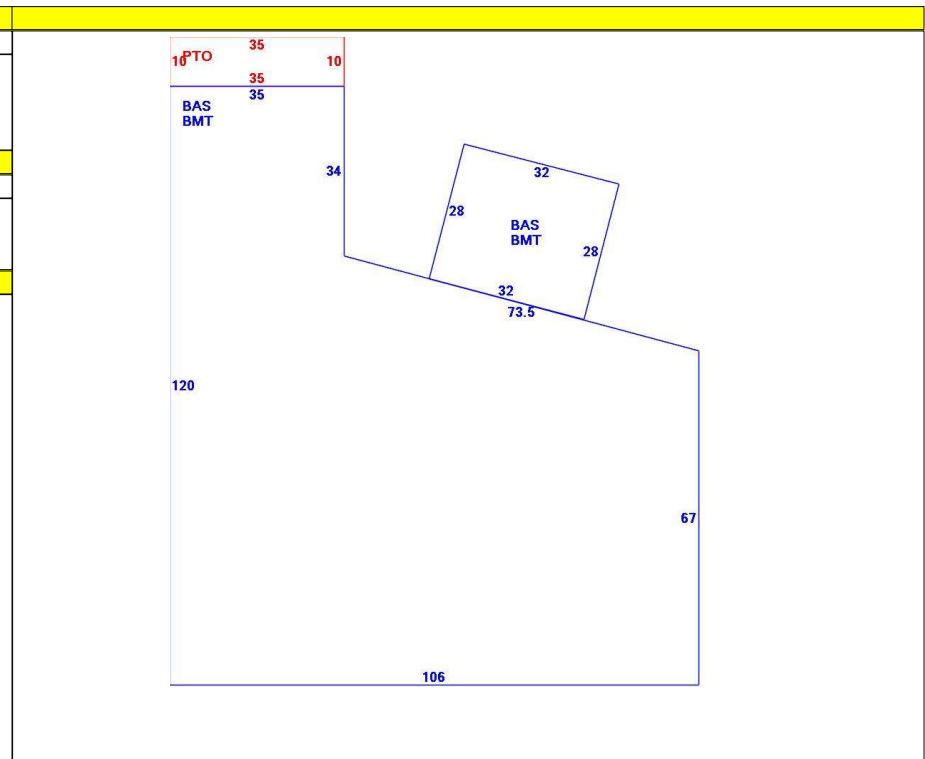
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		
19-772	03-12-2019	836	Sign	0		100		New 17 sq wall sign on North		04-29-2020	GM	04		FR	Field Review		
19-392	02-15-2019	881	Alt-Int work-Co	40,000		100		INSTALLING STEEL STUDS		08-27-2018	SR	02		03	Cycl Insp Comp		
18-1709	05-25-2018	836	Sign	0		100		28 sq ft front sign for Kilwin's a		08-27-2018	SR	02		02	Bldg Permit Completed		
17-4346	03-16-2018	803	Addn Alt-Comm	150,000		100		Kilwins scope of work includes		02-07-2017	JR	03		15	Abatement Review		
17-3420	11-30-2017	881	Alt-Int work-Co	35,118	08-27-2018	100		Interior Renovation create hall		01-07-2015	JR	03		20	Sale Review		
17-1785	06-07-2017	836	Sign	0		100		13 sq wall sign Hello Gorgeou		06-13-2011	JR	02		03	Cycl Insp Comp		
17-675	03-28-2017	881	Alt-Int work-Co	1,000		100		tenant fitout - for Hello Gorgeo		02-10-2009	KLP	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	3220	STORE/RTL M94	DMS	4	Hyannis	0.890	AC	330,000.00	0.89046	C	1.00	CI11	1.100		0	323,235	287,700
Total Card Land Units						0.89	AC	Parcel Total Land Area: 0.89						Total Land Value		287,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	105	Strip Retail			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
Occupancy	4.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		1,693,834
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water	Year Built		1944
AC Type	03	Central	Effective Year Built		1991
Size Adj Tbl	3220	STORE/RTL M94	Depreciation Code		G
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		26
Bath Split	02	0 Full-2 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	06	CEIL & WALLS	Percent Good		74
Common Wall	04	20%	RCNLD		1,253,400
Wall Height	14.00		Dep % Ovr		
1st Floor Use:	325I		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
PAV1	PAVING-ASPH	L	25,000	3.00	1999		60		0.00	45,000
TRS	Trash Encl-6' w/	L	1	3401.00	2018		98		0.00	3,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	10,528	10,528	10,528	133.88	1,409,476	
BMT	Basement Area	0	10,528	2,106	26.78	281,949	
PTO	Patio	0	350	18	6.89	2,410	
Ttl Gross Liv / Lease Area		10,528	21,406	12,652		1,693,835	



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ZOU LLC								Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
65 WATERFIELD ROAD								COMMERC.	3220	1,301,700	1,301,700	
OSTERVILLE MA 02655							4	COM LAND	3220	287,700	287,700	
								COMMERC.	3222	177,900	177,900	
SUPPLEMENTAL DATA												
Alt Prcl ID						Plan Ref.						
Split Zonin						Land Ct#		10918-A				
BID Parcel YES						#SR						
ResExpt Q						Life Estate						
#DL 1 UNNUM LOT						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_988523_2701079								Total 1,767,300 1,767,300				

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ZOU LLC							C204	0	10-01-2014	Q	I	1,330,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GAROUFES, KALLIOPE G ET AL TRS							#D68	0	02-15-1993	U	I	1	D	2025	3220	1,301,700	2024	3220	1,254,800	2023	3220	1,271,200
GAROUFES, NORA G ET AL TRS							C406	0	08-15-1967	U		0			3220	287,700		3220	287,700		3220	287,700
														3222	177,900		3222	172,100		3222	172,100	
														Total	1,767,300	Total	1,714,600	Total	1,731,000			

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			HYAN

NOTES											
--HELLO GORGEOUS-- ACCESS ON NORTH ST											

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	3222	COMM BLDG	DMS	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: 0.89						Total Land Value		287,700

This signature acknowledges a visit by a Data Collector or Assessor

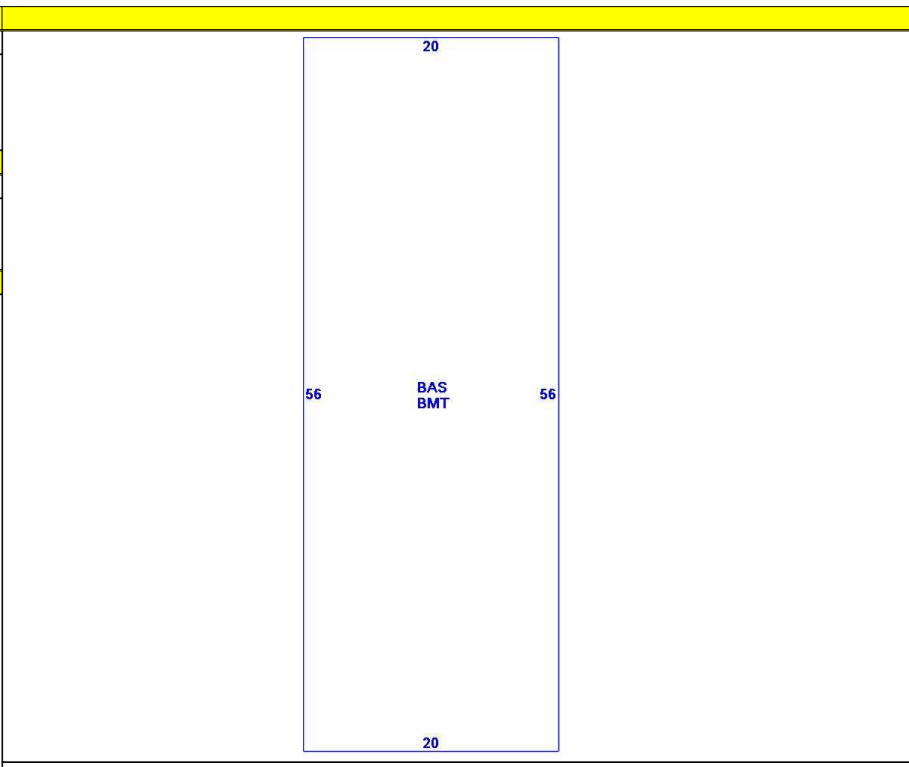
APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 1,406,000
 Appraised Xf (B) Value (Bldg) 22,000
 Appraised Ob (B) Value (Bldg) 51,600
 Appraised Land Value (Bldg) 287,700
 Special Land Value 0
 Total Appraised Parcel Value 1,767,300
 Valuation Method C
 Total Appraised Parcel Value 1,767,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	Comm Bldg			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2	02	Wall Brd/Wood			
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	3222	COMM BLDG			
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	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	325I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3222	COMM BLDG	100
		0
		0

COST / MARKET VALUATION	
RCN	198,127
Year Built	1966
Effective Year Built	1995
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	152,600
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
BMT	Basement-Unfin	B	1,120	26.01	1992		77		0.00	22,000
TRS	Trash Encl-6' w/	L	1	3401.00	2018		98		0.00	3,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,120	1,120	1,120	147.42	165,106	
BMT	Basement Area	0	1,120	224	29.48	33,021	
Ttl Gross Liv / Lease Area		1,120	2,240	1,344		198,127	

