

| CURRENT OWNER             |  |  |  | TOPO              | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT |      |           |          |                                                      |           |
|---------------------------|--|--|--|-------------------|-----------|-------------|----------|--------------------|------|-----------|----------|------------------------------------------------------|-----------|
| BARNSTABLE BLACK BELT LLC |  |  |  |                   |           |             |          | Description        | Code | Appraised | Assessed | 801<br>FY2025<br>BARNSTABLE, MA<br><br><b>VISION</b> |           |
| 67 WILLOW AVENUE          |  |  |  |                   |           |             |          | COMMERC.           | 3760 | 862,200   | 862,200  |                                                      |           |
| HYANNIS MA 02601          |  |  |  |                   |           |             |          | COM LAND           | 3760 | 217,600   | 217,600  |                                                      |           |
|                           |  |  |  |                   |           |             |          |                    |      |           |          |                                                      |           |
| SUPPLEMENTAL DATA         |  |  |  |                   |           |             |          |                    |      |           |          |                                                      |           |
| Alt Prcl ID               |  |  |  | Plan Ref. 9132-A2 |           |             |          |                    |      |           |          |                                                      |           |
| Split Zonin               |  |  |  | Land Ct#          |           |             |          |                    |      |           |          |                                                      |           |
| BID Parcel                |  |  |  | #SR               |           |             |          |                    |      |           |          |                                                      |           |
| ResExpt Q                 |  |  |  | Life Estate       |           |             |          |                    |      |           |          |                                                      |           |
| #DL 1 LOTS 33, 34 & 35    |  |  |  | PP STATU          |           |             |          |                    |      |           |          |                                                      |           |
| #DL 2                     |  |  |  | Assoc Pid#        |           |             |          |                    |      |           |          |                                                      |           |
| GIS ID F_988753_2702027   |  |  |  |                   |           |             |          | Total              |      |           |          | 1,079,800                                            | 1,079,800 |

| RECORD OF OWNERSHIP                |  |  |  | BK-VOL/PAGE | SALE DATE | Q/U        | V/I | SALE PRICE | VC        | PREVIOUS ASSESSMENTS (HISTORY) |       |      |           |       |      |           |       |      |           |
|------------------------------------|--|--|--|-------------|-----------|------------|-----|------------|-----------|--------------------------------|-------|------|-----------|-------|------|-----------|-------|------|-----------|
| BARNSTABLE BLACK BELT LLC          |  |  |  | C235        | 0         | 04-01-2024 | U   | I          | 1,300,000 | 1V                             | Year  | Code | Assessed  | Year  | Code | Assessed  | Year  | Code | Assessed  |
| 92 BARNSTABLE ROAD LLC             |  |  |  | C184        | 0         | 10-22-2007 | U   | I          | 1         | 1B                             | 2025  | 3760 | 862,200   | 2024  | 3760 | 843,500   | 2023  | 3760 | 843,500   |
| CORSON, RODNEY K JR & KELLI PALMER |  |  |  | C136        | 0         | 02-15-1995 | U   | V          | 1         | A                              |       | 3760 | 217,600   |       | 3760 | 217,600   |       |      |           |
| CORSON, ISABELLE P ET ALS          |  |  |  | C136        | 0         | 01-15-1995 | U   |            | 1         | A                              |       |      |           |       |      |           |       |      |           |
| CORSON, ISABELLE P                 |  |  |  | C657        | 0         | 10-31-1975 | Q   |            | 82,000    | U                              |       |      |           |       |      |           |       |      |           |
|                                    |  |  |  |             |           |            |     |            |           |                                | Total |      | 1,079,800 | Total |      | 1,061,100 | Total |      | 1,061,100 |

| 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 |           |   |         | APPROAISED VALUE SUMMARY |  |  |  |
|------------------------|-----------|---|---------|--------------------------|--|--|--|
| Nbhd                   | Nbhd Name | B | Tracing | Batch                    |  |  |  |
| CI09                   |           |   |         | HYAN                     |  |  |  |

| NOTES                                          |  |  |  |  |  |  |  |  |  |  |  | APPROAISED VALUE SUMMARY      |  |  |  |  |  |           |
|------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|-------------------------------|--|--|--|--|--|-----------|
| --GRACIE FITNESS--<br>(CONVERTED OLD AUTO DLR) |  |  |  |  |  |  |  |  |  |  |  | Appraised Bldg. Value (Card)  |  |  |  |  |  | 835,900   |
|                                                |  |  |  |  |  |  |  |  |  |  |  | Appraised Xf (B) Value (Bldg) |  |  |  |  |  | 0         |
|                                                |  |  |  |  |  |  |  |  |  |  |  | Appraised Ob (B) Value (Bldg) |  |  |  |  |  | 26,300    |
|                                                |  |  |  |  |  |  |  |  |  |  |  | Appraised Land Value (Bldg)   |  |  |  |  |  | 217,600   |
|                                                |  |  |  |  |  |  |  |  |  |  |  | Special Land Value            |  |  |  |  |  | 0         |
|                                                |  |  |  |  |  |  |  |  |  |  |  | Total Appraised Parcel Value  |  |  |  |  |  | 1,079,800 |
|                                                |  |  |  |  |  |  |  |  |  |  |  | Valuation Method              |  |  |  |  |  | C         |
|                                                |  |  |  |  |  |  |  |  |  |  |  | Total Appraised Parcel Value  |  |  |  |  |  | 1,079,800 |

| 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        |
| SIGN-22-72             | 06-17-2022 | 836  | Sign          | 0      |            | 100    |            | Sign                      |  | 04-03-2024             | AG | 03   |    | 16 | In Office Review      |
| 201406705              | 10-02-2014 | SG   | Sign          | 0      |            | 100    |            | 36 SQ WALL SIGN GRACIE FI |  | 05-01-2023             | AG | 22   |    | 22 | Change of Address     |
| 201403263              | 05-28-2014 | TF   | Tenant Fitout | 3,000  |            | 100    |            | TF TENANT FIT OUT GRACIE  |  | 05-04-2020             | GM | 04   |    | FR | Field Review          |
| 88808                  | 12-05-2005 | RW   | Repair Work   | 30,000 | 01-01-2008 | 100    | 06-30-2008 |                           |  | 09-05-2018             | SR | 02   |    | 02 | Bldg Permit Completed |
| 28755                  | 02-06-1998 | RE   | Remodel       | 1,600  | 01-01-1999 | 100    | 06-30-1999 | FIREWALL                  |  | 09-05-2018             | SR | 02   |    | 03 | Cycl Insp Comp        |
| B27731                 | 04-01-1985 | AD   | Addition      | 50,000 | 01-15-1986 | 100    | 06-30-1986 | HY ADD'N                  |  | 01-15-2015             | JR | 03   |    | 03 | Cycl Insp Comp        |
|                        |            |      |               |        |            |        |            |                           |  | 07-15-2010             | DR | 22   |    | 22 | Change of Address     |

| 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                           | 3760     | GYMS        | DMS  | 4  | Hyannis   | 0.480      | AC         | 330,000.00                   | 1.37373    | C     | 1.00  | CI09     | 1.000 |                   | 0             | 453,321    | 217,600 |
| Total Card Land Units       |          |             |      |    |           | 0.48       | AC         | Parcel Total Land Area: 0.48 |            |       |       |          |       | Total Land Value  |               | 217,600    |         |

| CONSTRUCTION DETAIL |       |                 | CONSTRUCTION DETAIL (CONTINUED) |    |             |
|---------------------|-------|-----------------|---------------------------------|----|-------------|
| Element             | Cd    | Description     | Element                         | Cd | Description |
| Style               | 380   | Health Club     |                                 |    |             |
| Model               | 96    | Ind/Comm        |                                 |    |             |
| Grade               | C     | Average         |                                 |    |             |
| Stories             | 1     |                 |                                 |    |             |
| Occupancy           | 1.00  |                 |                                 |    |             |
| Exterior Wall 1     | 20    | Brick/Masonry   |                                 |    |             |
| Exterior Wall 2     | 27    | Pre-finish Metl |                                 |    |             |
| Roof Structure      | 03    | Gable/Hip       |                                 |    |             |
| Roof Cover          | 03    | Asph/F Gls/Cmp  |                                 |    |             |
| Interior Wall 1     | 05    | Drywall         |                                 |    |             |
| Interior Wall 2     |       |                 |                                 |    |             |
| Interior Floor 1    | 03    | Concr Finished  |                                 |    |             |
| Interior Floor 2    | 05    | Vinyl/Asphalt   |                                 |    |             |
| Heating Fuel        | 03    | Gas             |                                 |    |             |
| Heating Type        | 03    | Hot Air-No Duc  |                                 |    |             |
| AC Type             | 01    | None            |                                 |    |             |
| Size Adj Tbl        | 3760  | GYMS            |                                 |    |             |
| Total Rooms         |       |                 |                                 |    |             |
| Bedrooms            | 00    |                 |                                 |    |             |
| Full Bathrooms      | 0     |                 |                                 |    |             |
| Bath Split          | 02    | 0 Full-2 Half   |                                 |    |             |
| Rms/Partitions      | 02    | AVERAGE         |                                 |    |             |
| Heat/AC             | 03    | HEAT ONLY       |                                 |    |             |
| Frame Type          | 03    | MASONRY         |                                 |    |             |
| Baths/Plumbing      | 03    | ABOVE AVERAGE   |                                 |    |             |
| Ceiling/Wall        | 06    | CEIL & WALLS    |                                 |    |             |
| Common Wall         | 00    | 0%              |                                 |    |             |
| Wall Height         | 16.00 |                 |                                 |    |             |
| 1st Floor Use:      | 325I  |                 |                                 |    |             |
| Sewer Occupan       |       |                 |                                 |    |             |

| MIXED USE |             |            |
|-----------|-------------|------------|
| Code      | Description | Percentage |
| 3760      | GYMS        | 100        |
|           |             | 0          |
|           |             | 0          |

| COST / MARKET VALUATION  |           |
|--------------------------|-----------|
| RCN                      | 1,194,121 |
| Year Built               | 1920      |
| Effective Year Built     | 1986      |
| Depreciation Code        | A         |
| Remodel Rating           |           |
| Year Remodeled           |           |
| Depreciation %           | 30        |
| Functional Obsol         | 0         |
| External Obsol           | 0         |
| Trend Factor             | 1         |
| Condition                |           |
| Condition %              |           |
| Percent Good             | 70        |
| RCNLD                    | 835,900   |
| 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   | 11,000 | 3.00       | 1995   |          | 52     |       | 0.00      | 17,200      |
| FNC2 | Fence-6' Wd     | L   | 96     | 27.85      | 2018   |          | 98     |       | 0.00      | 2,600       |
| FNC3 | FENCE-6' CHAI   | L   | 166    | 22.04      | 2018   |          | 98     |       | 0.00      | 3,600       |
| FNC8 | GATE, FENCE     | L   | 1      | 1311.00    | 2018   |          | 98     |       | 0.00      | 1,300       |
| FNC7 | Chain Link Gate | L   | 2      | 810.42     | 2018   |          | 98     |       | 0.00      | 1,600       |

**BUILDING SUB-AREA SUMMARY SECTION**

| Code                       | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|-------------|-------------|------------|----------|-----------|----------------|
| BAS                        | First Floor | 9,594       | 9,594      | 9,594    | 124.47    | 1,194,121      |
| Ttl Gross Liv / Lease Area |             | 9,594       | 9,594      | 9,594    |           | 1,194,121      |

