

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION			
KURKER, WAYNE TR 232 MAIN STREET REALTY TRUST 21 ARLINGTON STREET HYANNIS MA 02601											Description	Code	Appraised		Assessed						
									4		COMMERC.	3160	2,119,400		2,119,400						
											COMMERC.	3400	2,289,500		2,289,500						
SUPPLEMENTAL DATA											COM LAND	3400	943,800		943,800						
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PARCELS A & B #DL 2 GIS ID F_989815_2701973								Plan Ref. 68/63, 371/17 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total		5,352,700		5,352,700						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
KURKER, WAYNE TR PARTYLITE WORLDWIDE INC CANDLE CORP OF AMERICA COLONIAL CANDLE CO				19343	0280	12-14-2004	U	I	2,375,000		1	2025	3160	2,119,400	2024	3160	2,065,000	2023	3160	2,065,000	
				13548	0210	02-09-2001	U	I	10		1		3400	2,289,500		3400	2,293,100		3400	2,293,100	
				10018	0035	01-15-1996	U	I	1,300,000		N		3400	943,800		3400	943,800		3400	943,800	
					1178	0370	11-06-1962	U		0			Total	5,352,700	Total	5,301,900	Total	5,301,900			
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 Appraised Bldg. Value (Card)									

Property Location 232 MAIN STREET (HYANNIS)
Vision ID 27584 Account # 242632

Map ID 327/ 160/ / /
Bldg # 1

Bldg Name
Sec # 1 of 1

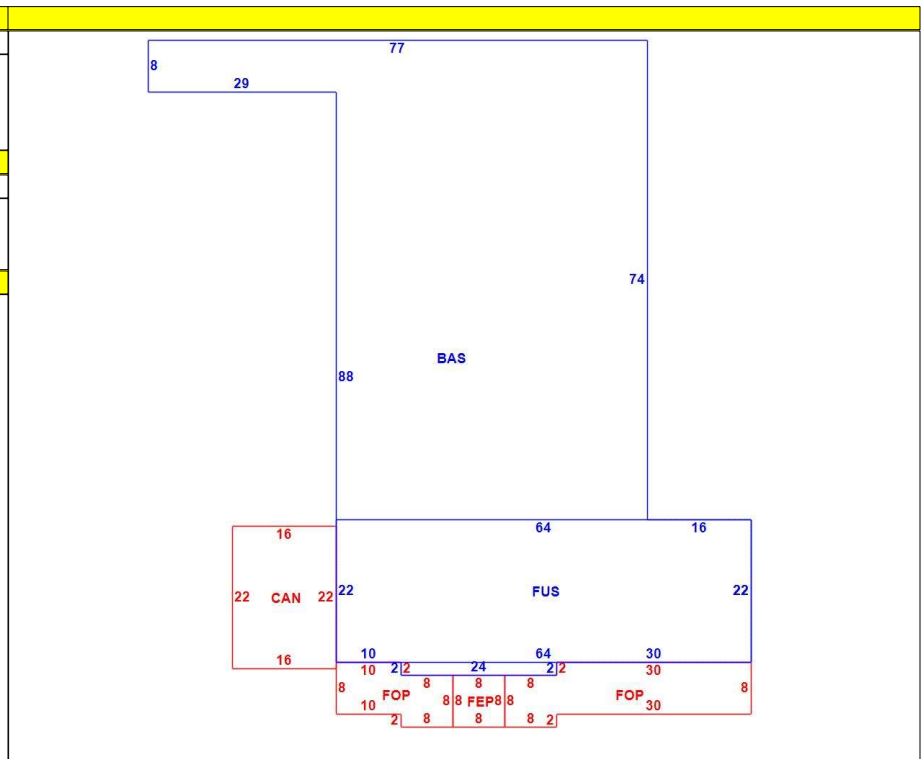
Card # 1 of 4

State Use 3400
Print Date 12/21/2024 12:10:17

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
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	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3400	OFFICE BLD M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	16.00				
1st Floor Use:	4000				
Sewer Occupan					

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	72,000	3.00	1985		22		0.00	1,400,000
FNC3	FENCE-6' CHAI	L	200	22.04	1985		32		0.00	1,400
SPR1	SPRINKLERS-	B	5,240	4.10	2003		83		0.00	17,800
LT1	LT POLE W/MH	L	6	4251.00	1998		58		0.00	14,800
FGPL	Flagpole-25'	L	1	2229.00	1998		58		0.00	1,300
GEN2	Commercial Ge	L	1	61500.00	2008		78		0.00	48,000
VLTD	Vault Door - Ba	L	1	34484.00	2006		74		0.00	25,500
DUW	DRIVE-UP WIN	B	1	2798.00	2003		83		0.00	2,300
SPO2	SIGN POST ST	L	15	73.02	1998		58		0.00	600
SGNP	SIGN POST 6"	L	12	10.66	2015		92		0.00	100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,240	5,240	5,240	139.46	730,791
CAN	Canopy	0	352	35	13.87	4,881
FEP	Enclosed Porch	0	64	22	47.94	3,068
FOP	Open Porch	0	448	67	20.86	9,344
FUS	Upper Story	1,408	1,408	1,338	132.53	186,603
Ttl Gross Liv / Lease Area		6,648	7,512	6,702		934,687



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KURKER, WAYNE TR 232 MAIN STREET REALTY TRUST 21 ARLINGTON STREET HYANNIS MA 02601												Description		Code	Appraised			Assessed		
												COMMER.		3160	2,119,400			2,119,400		
												COMMER.		3400	2,289,500			2,289,500		
										4		COM LAND		3400	943,800	943,800				
SUPPLEMENTAL DATA																				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PARCELS A & B #DL 2 GIS ID F_989815_2701973								Plan Ref. 68/63, 371/17 Land Ct# #SR Life Estate PP STATU Assoc Pid#												
														Total		5,352,700	5,352,700			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)							
													Year	Code	Assessed	Year	Code	Assessed		
													2025	3160	2,119,400	2024	3160	2,065,000		
													3400	2,289,500	2023	3160	2,065,000			
													3400	943,800	3400	2,293,100	3400	943,800		
														Total		5,352,700	Total	5,301,900	Total	5,301,900
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description			Amount		Code	Description		Number	Amount							Comm Int		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)												
Element	Cd	Description				Element	Cd	Description										
Style	18	Office Bldg																
Model	94	Commercial																
Grade	C	Average																
Stories	1																	
Occupancy	1.00					MIXED USE												
Exterior Wall 1	11	Clapboard				Code	Description		Percentage									
Exterior Wall 2																		
Roof Structure	03	Gable/Hip																
Roof Cover	03	Asph/F GlS/Cmp																
Interior Wall 1	05	Drywall				COST / MARKET VALUATION												
Interior Wall 2																		
Interior Floor 1	11	Ceram Clay Til				RCN												
Interior Floor 2	14	Carpet																
Heating Fuel	03	Gas																
Heating Type	04	Hot Air				Year Built												
AC Type	03	Central				Effective Year Built												
Size Adj Tbl	3400	OFFICE BLD M94				Depreciation Code												
Total Rooms						Remodel Rating												
Bedrooms	00					Year Remodeled												
Full Bathrooms	0					Depreciation %												
Bath Split	00	0 Full-0 Half				Functional Obsol												
Rms/Partitions	02	AVERAGE				External Obsol												
Heat/AC	02	HEAT/AC SPLIT				Trend Factor												
Frame Type	02	WOOD FRAME				Condition												
Baths/Plumbing	02	AVERAGE				Condition %												
Ceiling/Wall	06	CEIL & WALLS				Percent Good												
Common Wall	00	0%				RCNLD												
Wall Height	16.00					Dep % Ovr												
1st Floor Use:	4000					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								
SGN1	SIGN-1 SD W/	L	5	30.60	2015		92		0.00	100								
FNCV	FENCE 6' VINY	L	48	41.65	1998		58		0.00	1,200								
FNG8	Fence Gate-6'	L	60	16.67	1998		58		0.00	600								
BUILDING SUB-AREA SUMMARY SECTION																		
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value									
Ttl Gross Liv / Lease Area																		

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION							
KURKER, WAYNE TR 232 MAIN STREET REALTY TRUST 21 ARLINGTON STREET HYANNIS MA 02601						Description	Code	Appraised	Assessed								
						COMMERC.	3160	2,119,400	2,119,400								
					4	COMMERC.	3400	2,289,500	2,289,500								
SUPPLEMENTAL DATA						COM LAND	3400	943,800	943,800								
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PARCELS A & B #DL 2 GIS ID F_989815_2701973				Plan Ref. 68/63, 371/17 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		5,352,700	5,352,700								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KURKER, WAYNE TR PARTYLITE WORLDWIDE INC CANDLE CORP OF AMERICA COLONIAL CANDLE CO	19343	0280	12-14-2004	U	I	2,375,000	1	Year	Code	Assessed	Year	Code	Assessed				
	13548	0210	02-09-2001	U	I	10	1	2025	3160	2,119,400	2024	3160	2,065,000				
	10018	0035	01-15-1996	U	I	1,300,000	N		3400	2,289,500		3400	2,293,100				
	1178	0370	11-06-1962	U		0			3400	943,800		3400	943,800				
Total								5,352,700		Total		5,301,900					
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																	
Nbhd		Nbhd Name		B		Tracing		Batch									
CI09								HYAN									
NOTES																	
CONNECTED TO BLDG #1 NEW DRYWALL / HVAC / CARPET / LIGHTING / SPRINKLER / ELEVATOR IN 1998 REMODEL								Appraised Bldg. Value (Card) 2,702,200 Appraised Xf (B) Value (Bldg) 198,900 Appraised Ob (B) Value (Bldg) 1,507,800 Appraised Land Value (Bldg) 943,800 Special Land Value 0 Total Appraised Parcel Value 5,352,700 Valuation Method C Total Appraised Parcel Value 5,352,700									
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			
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	
2	316I	COMM WHSE M	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: 2.86					Total Land Value					943,800

The diagram illustrates a complex geometric layout, likely a site plan or a technical drawing. It features several interconnected shapes, including rectangles and a large polygon. Key dimensions and labels are as follows:

- Top Section:** A polygon with dimensions 36.67, 27, 11, and 94.43. It is labeled 'BAS'.
- Left Section:** A vertical strip with dimensions 13, 79, 13, and 165. It is labeled 'DCA'.
- Bottom Section:** A large rectangle with dimensions 18, 35, 18, 5, 68, 20, 100, 78, 86, 180, 5, 13, and 11. It is labeled 'UST'.
- Right Section:** A vertical strip with dimensions 14, 180, 5, 13, and 11. It is labeled 'CAN'.

The diagram is oriented with a vertical axis and a horizontal axis. The labels 'BAS', 'CAN', 'UST', and 'DCA' are placed near their respective sections.

State Use 3400
Print Date 12/21/2024 12:10:18

VISION

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style		40	Warehouse-Masonry								
Model		96	Ind/Comm								
Grade		C	Average								
Stories		2									
Occupancy		1.00									
Exterior Wall 1		15	Concr/Cinder								
Exterior Wall 2		25	Vinyl Siding								
Roof Structure		01	Flat								
Roof Cover		04	Tar & Gravel								
Interior Wall 1		05	Drywall								
Interior Wall 2		01	Minimum								
Interior Floor 1		14	Carpet			RCN			1,191,017		
Interior Floor 2		03	Concr Finished								
Heating Fuel		03	Gas								
Heating Type		04	Hot Air			Year Built			1966		
AC Type		03	Central			Effective Year Built			1983		
Size Adj Tbl		316I	COMM WHSE M96			Depreciation Code			F		
Total Rooms		00				Remodel Rating					
Bedrooms		00				Year Remodeled					
Full Bathrooms		00				Depreciation %			32		
Bath Split		00	0 Full-0 Half			Functional Obsol					
Rms/Partitions		02	AVERAGE			External Obsol					
Heat/AC		02	HEAT/AC SPLIT			Trend Factor			1		
Frame Type		03	MASONRY			Condition					
Baths/Plumbing		02	AVERAGE			Condition %					
Ceiling/Wall		04	CEIL & MIN WL			Percent Good			68		
Common Wall		00	0%			RCNLD			809,900		
Wall Height		12.00				Dep % Ovr					
1st Floor Use:						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	
ELEV	Elevator-Res-M	B	1	56058.00	1980		68		0.00	38,100	
SPR3	SPRINKLERS-	B	18,000	5.15	1980		68		0.00	63,000	
LDWL	Load well w/pav	L	840	17.23	1966		47		0.00	6,800	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BAS	First Floor				9,000	9,000	9,000	61.53	553,790		
BMT	Basement Area				0	9,000	1,800	12.31	110,758		
CAN	Canopy				0	60	6	6.15	369		
FUS	Upper Story				9,000	9,000	8,550	58.46	526,100		
Ttl Gross Liv / Lease Area					18,000	27,060	19,356		1,191,017		

60

150FUS
BAS
BMT150

6015

4CAN4