

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>	
BROMLEY - COTUIT LLC								Description	Code	Appraised	Assessed		6
C/O QUINCY & COMPANY INC 57 DEDHAM AVE NEEDHAM MA 02492								COMMERC.	3240	7,152,200	7,152,200		
								COM LAND	3240	2,766,600	2,766,600		
SUPPLEMENTAL DATA													
Alt Prcl ID				Split Zonin S&D;RF			Plan Ref.			Land Ct# 22824-J			
#DL 1 LOT 114				#SR			Life Estate			PP STATU			
#DL 2				GIS ID F_949375_2698598			Assoc Pid#			Total			9,918,800
										9,918,800		9,918,800	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BROMLEY - COTUIT LLC				C209	0	03-23-2016	U	I	15,350,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAPE COTUIT CENTER LLC				C144	0	06-17-1997	U	V	3,071,334	1B	2025	3240	7,152,200	2024	3240	7,101,100	2023	3240	7,174,300
COTUIT LANDING JT VTRE ETAL				C122	0	04-15-1991	U	I	1	B		3240	2,766,600		3240	2,766,600		3240	2,766,600
COTUIT LANDING JT VTRE ETAL				C885	0	05-15-1982	U		0		Total		9,918,800	Total		9,867,700	Total		9,940,900

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							
Nbhd	Nbhd Name	B		Tracing		Batch					
CI23				MARSTM							

NOTES													APPRAISED VALUE SUMMARY				
--STOP & SHOP--													Appraised Bldg. Value (Card)				6,467,400
													Appraised Xf (B) Value (Bldg)				246,600
													Appraised Ob (B) Value (Bldg)				438,200
													Appraised Land Value (Bldg)				2,766,600
													Special Land Value				0
													Total Appraised Parcel Value				9,918,800
													Valuation Method				C
													Total Appraised Parcel Value				9,918,800

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
BLDC-22-10	06-13-2022	825	New Const - Co	60,000	03-24-2023	0	06-30-2023	EXPIRED Install Electric Char		03-24-2023	SR	02		03	Cycl Insp Comp
20-2817	10-19-2020	836	Sign	7,000	06-30-2021	100	03-30-2021	Remove and replace the existi		12-02-2021	BM	22		22	Change of Address
20-1977	09-03-2020	881	Alt-Int work-Co	550,000	06-30-2021	100	06-30-2021	Renovate : Produce Dept. / De		04-29-2020	GM	04		FR	Field Review
19-3812	12-27-2019	881	Alt-Int work-Co	16,705	06-30-2020	100	06-30-2020	Installation of food station for c		07-08-2016	JR	01		02	Bldg Permit Completed
19-2930	11-04-2019	802	Accessory-com	379,756	06-30-2020	100	06-30-2020	Installation of one Bloom Ener		03-28-2016	AL	03		16	In Office Review
16-3326	11-14-2016	835	Sid/Wind/Roof/	50,250	06-30-2017	100	06-30-2017	Replace Existing Automatic En		07-29-2015	JR	03		16	In Office Review
201502293	05-12-2015	CM	Commercial	15,000	06-30-2015	100	06-30-2015	ALTERATIONS OF THE PRO		04-10-2012	JR	03		15	Abatement 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	3240	SUPERMARKET	SPLI	3	Marstons	7.060	AC	330,000.00	1.00000	C	0.50	CI23	2.500	ALL SITE-TOPO/SS	0	391,875	2,766,600
Total Card Land Units						7.06	AC	Parcel Total Land Area: 7.06						Total Land Value		2,766,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	22	Supermarket			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	11	Clapboard			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
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	3240	SUPERMARKET			
Total Rooms					
Bedrooms	00				
Full Bathrooms	2				
Bath Split					
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	24.00				
1st Floor Use:	3240				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3240	SUPERMARKET	100
		0
		0

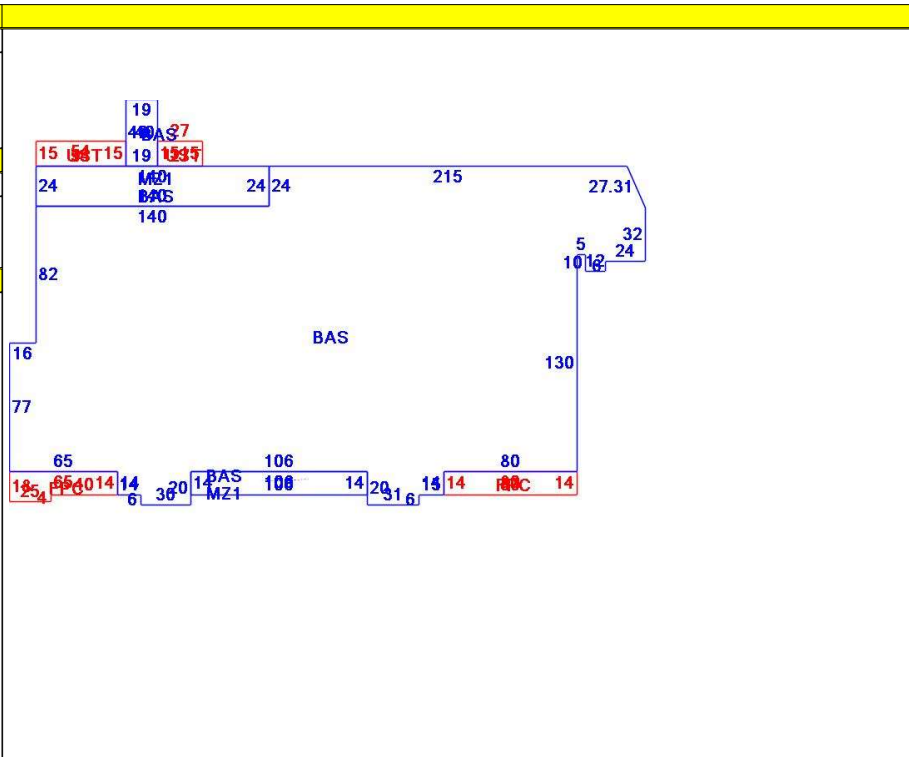
COST / MARKET VALUATION	
RCN	7,186,026
Year Built	2002
Effective Year Built	2011
Depreciation Code	G
Remodel Rating	04
Year Remodeled	2019
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	90
RCNLD	6,467,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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
SPR1	SPRINKLERS-	B	66,828	4.10	2010		90		0.00	246,600
SHD2	Shed w/Elec	L	624	26.00	2002		66		0.00	10,700
CNPF	Canopy-free sta	L	484	11.92	2002		66		0.00	3,800
PAV1	PAVING-ASPH	L	124,00	3.00	2002		66		0.00	245,500
GEN2	Commercial Ge	L	1	61500.00	2002		66		0.00	40,600
LT1	LT POLE W/MH	L	44	4251.00	2002		66		0.00	123,400
FNC2	Fence-6' Wd	L	36	27.85	2002		66		0.00	700
RFCC	Reinforced Con	L	2,100	7.25	2002		66		0.00	10,000
SGN2	DOUBLE SIDE	L	15	39.53	2002		66		0.00	400
SGNP	SIGN POST 6"	L	28	10.66	2002		66		0.00	200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	66,829	66,829	66,829	103.83	6,938,909
FPC	Open Porch Conc. Floor	0	2,130	320	15.60	33,226
MZ1	Mezz Unfin	2,422	4,844	1,938	41.54	201,224
UST	Utility Enclosure	0	1,215	122	10.43	12,667
Ttl Gross Liv / Lease Area		69,251	75,018	69,209		7,186,026





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Sewer Occupan											
<b>MIXED USE</b>											
						Code	Description			Percentage	
<b>COST / MARKET VALUATION</b>											
						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					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
PAT1	Patio- Average	L	800	5.89	2002		66		0.00	2,900	
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Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											