

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
THORNTON, DAVID S & LESLIE L TR L&D REALTY NOMINEE TRUST 242 JOE THOMPSON ROAD WEST BARNSTA MA 02668						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC. COM LAND	3340 3340	564,200 236,800	564,200 236,800	
SUPPLEMENTAL DATA						Total		801,000	801,000	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_986594_2700448	Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
THORNTON, DAVID S & LESLIE L TRS	22951	0248	06-02-2008	U	I	695,000	1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MAGHRABI, YOUSRI A TR	18820	0104	07-13-2004	Q	I	550,000	00	2023	3340	564,200	2022	3340	473,700	2021	3340	324,900
MOTIVA ENTERPRISES LLC	11762	0329	10-15-1998	U	I	266,000	1B		3340	236,800		3340	236,800		3340	236,800
STAR ENTERPRISE	6919	0314	10-15-1989	U	I	1	1B								3340	148,800
TEXACO REFINING MKTING INC	6080	0250	12-15-1987	U	I	1	1B	Total		801,000	Total		710,500	Total		710,500

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI09			HYAN

NOTES	
--NORTH ST AUTOMOTIVE-- 2 SVC BAYS	

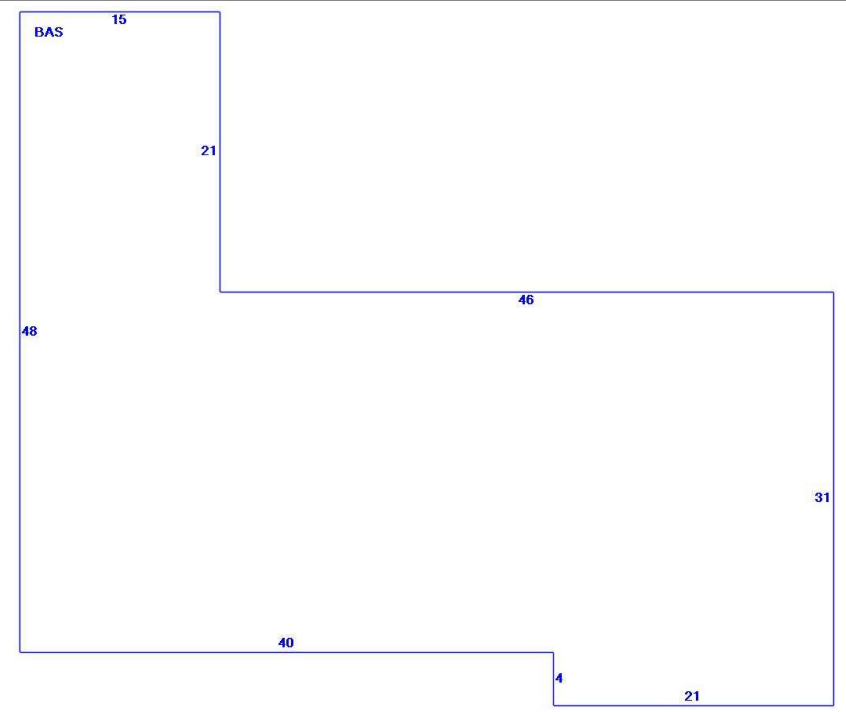
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-2066	09-17-2020	836	Sign	0		100		Reface existing 28 sq freestan	04-29-2020	GM	04		FR	Field Review
201106128	11-04-2011	CM	Commercial	10,000		100	06-30-2012	STRIP/REPLC 20SQ ROOFIN	12-22-2014	JR	03		03	Cycl Insp Comp
									09-25-2008	JR	03		16	In Office Review
									04-01-1999	GB	01		00	Meas/Listed-Interior Acces

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	3340	GAS ST SRV M9	DV	4		0.640	AC	330,000.00	1.12121	C	1.00	CI09	1.000		0	369,996	236,800
Total Card Land Units						0.64	AC	Parcel Total Land Area: 0.64					Total Land Value		236,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	49	Serv Sta - Msnry			
Model	95	SvcGar/Gar/JS			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	3340	GAS ST SRV M95			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	3340				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3340	GAS ST SRV M95	100
		0
		0

COST / MARKET VALUATION		
RCN		500,435
Year Built		1965
Effective Year Built		1997
Depreciation Code		VG
Remodel Rating		04
Year Remodeled		2006
Depreciation %		17
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		83
RCNLD		415,400
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
CNP	Gas Pump Cpy	L	2,640	32.83	1985		32		0.00	27,700
PAV1	PAVING-ASPH	L	16,000	3.00	1985		32		0.00	15,400
GAS1	Fibergl 10m gal	L	1	51788.00	1990		42		0.00	21,800
GAS1	Fibergl 10m gal	L	3	51788.00	1990		42		0.00	65,300
PMIS	Gas Pump Islan	L	4	181.21	1985		32		0.00	200
RFCC	Reinforced Con	L	4,200	7.25	1985		32		0.00	9,700
SGN2	DOUBLE SIDE	L	30	39.53	1999		60		0.00	700
SPO2	SIGN POST ST	L	16	73.02	1999		60		0.00	700
SGN2	DOUBLE SIDE	L	30	39.53	2017		96		0.00	1,100
SGN2	DOUBLE SIDE	L	9	39.53	2017		96		0.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,046	2,046	2,046	244.59	500,435	
Ttl Gross Liv / Lease Area		2,046	2,046	2,046		500,435	



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						COMMERC.	3340	564,200	564,200								
						COM LAND	3340	236,800	236,800								
SUPPLEMENTAL DATA																	
Alt Prcl ID		Split Zonin		Plan Ref.													
BID Parcel		ResExpt Q		Land Ct#													
#DL 1		#DL 2		#SR													
GIS ID		F_986594_2700448		Assoc Pid#													
						Total		801,000	801,000								
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
									2023	3340	564,200	2022	3340	473,700	2021	3340	324,900
										3340	236,800		3340	236,800		3340	236,800
																3340	148,800
									Total		801,000	Total		710,500	Total		710,500
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					Appraised Bldg. Value (Card)			415,400					
CI09				HYAN					Appraised Xf (B) Value (Bldg)			0					
								Appraised Ob (B) Value (Bldg)			148,800						
								Appraised Land Value (Bldg)			236,800						
								Special Land Value			0						
								Total Appraised Parcel Value			801,000						
								Valuation Method			C						
								Total Appraised Parcel Value			801,000						
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY									
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Total Card Land Units						Parcel Total Land Area:						Total Land Value			236,800		

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COST / MARKET VALUATION

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Year Built
Effective Year Built
Depreciation Code
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Year Remodeled
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Trend Factor
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Dep % Ovr
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Misc Imp Ovr
Misc Imp Ovr Comment
Cost to Cure Ovr
Cost to Cure Ovr Comment

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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SGNP	SIGN POST 6"	L	12	10.66	2017		96		0.00	100
PKBR	Parking Bumper	L	8	52.17	2017		96		0.00	400
FGPL	Flagpole-25'	L	1	2229.00	2017		96		0.00	2,100
LP10	Light Pole per L	L	32	108.16	2017		96		0.00	3,300

BUILDING SUB-AREA SUMMARY SECTION

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Ttl Gross Liv / Lease Area						