

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>							
CIRCLE SQUARE LLC C/O JCH DEVELOPMENT 192 WORCESTER ST  NATICK MA 01760						Description	Code	Appraised	Assessed								
						COMMERC.	3250	1,008,000	1,008,000								
						COM LAND	3250	493,000	493,000								
SUPPLEMENTAL DATA																	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 12A #DL 2 GIS ID F_960809_2691663				Plan Ref. 561/68 Land Ct# #SR Life Estate PP STATU Assoc Pid#													
						Total		1,501,000	1,501,000								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CIRCLE SQUARE LLC		25755 0001	10-14-2011	Q	I	1,338,750	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
GRACE, JAMES & ONEIL, MICHAEL TRS		14076 0292	07-26-2001	U	I	625,000	1B	2023	3250	1,008,000	2022	3250	1,019,600	2021	3250	1,026,200	
DAVIS, HOLBROOK R		2064 0150	07-01-1974	U	I	0			3250	493,000		3250	443,700		3250	443,700	
								Total		1,501,000	Total		1,463,300	Total		1,470,800	
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											
CI24						OSTVIL											
NOTES																	
--CIRCLE SQUARE-- 5 RETAIL IN BAS 6 OFFICES UP																	
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-22-13	02-01-2022	836	Sign	0		100		MARGO&#39;S ' HOME	07-12-2022	BM	22		22	Change of Address			
18-3401	10-12-2018	836	Sign	0		100		7 sq ft sign for KATHERINE	07-27-2021	CK	02		03	Cycl Insp Comp			
18-992	04-04-2018	836	Sign	0		100		10.5 sq ft sign MAC DAVIS FL	04-05-2021	TR	03		16	In Office Review			
201201797	04-03-2012	CM	Commercial	4,500	06-27-2012	100	06-30-2012	FIT OUT UNIT#1-SARAH CA	04-29-2020	GM	04		FR	Field Review			
201200731	02-28-2012	CM	Commercial	95,000	06-27-2012	100	06-30-2012	RENO SPACE FM 6 TO 5 -NO	07-29-2015	JR	03		16	In Office Review			
201106460	11-17-2011	CM	Commercial	50,000	06-27-2012	100	06-30-2012	STRIP EXIST WD ROOF-REP	07-17-2012	JR	01		02	Bldg Permit Completed			
B31466	12-01-1987	CM	Commercial	75,000	01-01-1989	100	01-01-1989		10-20-2011	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	3250	OFFC/RETAIL M	BA	3		0.310	AC	330,000.00	1.92766	C	1.00	CI23	2.500		0	1,590,336	493,000
Total Card Land Units						0.31	AC	Parcel Total Land Area: 0.31					Total Land Value		493,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	B	Custom			
Stories	2				
Occupancy	11.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3250	OFFC/RETAIL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split					
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3251				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3250	OFFC/RETAIL M94	100
		0
		0

COST / MARKET VALUATION	
RCN	1,157,603
Year Built	1988
Effective Year Built	2002
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	87
RCNLD	1,007,100
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
SGN2	DOUBLE SIDE	L	24	39.53	2011		84		0.00	800
SGNP	SIGN POST 6"	L	16	10.66	2011		84		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,839	4,839	4,839	131.22	634,962	
BMT	Basement Area	0	4,525	905	26.24	118,752	
FPC	Open Porch Conc. Floor	0	545	82	19.74	10,760	
FUS	Upper Story	3,059	3,059	2,906	124.65	381,319	
UHS	Half Story, Unfinished	0	200	90	59.05	11,810	
Ttl Gross Liv / Lease Area		7,898	13,168	8,822		1,157,603	

