

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | | | 801 FY2024 BARNSTABLE, MA VISION | | | | | | |
|---|------------|--------------|-------------------|-------------|-------------|-------------------------------|---|--------------------------------|------------|----------|-------|--|----------|--------------------|------------|------------|--|---|
| PATEL, MANGAL J TR MJPB REALTY TRUST 145 HARRINGTON ROAD WALTHAM MA 02154 Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 UNIT 206 #DL 2 GIS ID F_985403_2707595 | | | | | | Description | Code | Assessed | Assessed | | | | | | | | | |
| | | | | | | COMMERC. | 3430 | 112,800 | 112,800 | | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | Total | | 112,800 | 112,800 | | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | |
| PATEL, MANGAL J TR | | 8191 0255 | 09-15-1992 | U | I | 348,500 | 1 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | | |
| SENTRY FEDERAL SAVINGS BANK | | 7061 0050 | 02-15-1990 | U | I | 1,990,000 | 1 | 2023 | 3430 | 112,800 | 2022 | 3430 | 94,000 | 2021 | 3430 | 96,400 | | |
| FEELEY, NEIL R & CLAIRE J | | 6245 0188 | 05-15-1988 | U | I | 1 | 1B | | | | | | | | | | | |
| FEELEY, NEIL R & CLAIRE J | | 5013 0088 | 04-15-1986 | U | V | 175,000 | 1 | | | | | | | | | | | |
| | | | | | | Total | | 112,800 | Total | 94,000 | Total | 96,400 | | | | | | |
| 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 | | Appraised Bldg. Value (Card) | | | | 112,800 | | | | | | |
| 0003 | | | | | | HYAN | | Appraised Xf (B) Value (Bldg) | | | | 0 | | | | | | |
| | | | | | | Appraised Ob (B) Value (Bldg) | | | | 0 | | | | | | | | |
| | | | | | | Appraised Land Value (Bldg) | | | | 0 | | | | | | | | |
| | | | | | | Special Land Value | | | | 0 | | | | | | | | |
| | | | | | | Total Appraised Parcel Value | | | | 112,800 | | | | | | | | |
| | | | | | | Valuation Method | | | | C | | | | | | | | |
| | | | | | | Total Appraised Parcel Value | | | | 112,800 | | | | | | | | |
| 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 | | | | |
| | | | | | | | | | 04-30-2020 | GM | 04 | | FR | Field Review | | | | |
| | | | | | | | | | 04-29-2020 | WD | | | FR | Field Review | | | | |
| | | | | | | | | | 10-16-2018 | SR | 02 | | 03 | Cycl Insp Comp | | | | |
| | | | | | | | | | 09-16-2015 | JR | 03 | | 16 | In Office Review | | | | |
| | | | | | | | | | 01-10-2013 | JR | 01 | | 55 | ATB Settlement | | | | |
| | | | | | | | | | 03-15-2012 | JR | 03 | | 15 | Abatement Review | | | | |
| | | | | | | | | | 01-14-2011 | TP | 03 | | 16 | In Office Review | | | | |
| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | | | | |
| B | Use Code | Description | Zone | Dist | Land Type | Land Units | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | Notes | Location Adjustmen | Adj Unit P | Land Value | | |
| 1 | 3430 | OFF CONDO M- | B | 4 | | 0 SF | 0.00 | 1.00000 | 5 | 1.00 | 0003 | 1.000 | | 0.0000 | 0 | 0 | | |
| Total Card Land Units | | | | | | 0 SF | Parcel Total Land Area | | | | | | 0.00 | Total Land Value | | | | 0 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|---------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 56 | Condo Office | | | |
| Model | 06 | Com Condo | | | |
| Bedrm Func | D | Below Average | | | |
| Stories | 1.5 | 1 1/2 Stories | | | |
| Occupancy | 0 | | | | |
| Interior Wall 1 | 05 | Drywall | | | |
| Interior Wall 2 | | | | | |
| Interior Floor 1 | 14 | Carpet | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 04 | Hot Air | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 00 | | | | |
| Full Baths | 0 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | | | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Master Deed L | 1380 | | | | |
| Bath Split | 01 | 0 Full-1 Half | | | |
| Foundation | 03 | Conc. Slab | | | |
| AC Type Alt | | | | | |
| Sewer Occupan | | | | | |

| CONDO DATA | | | |
|-------------|---------------|-------------|----------|
| Parcel Id | 104313 | C 0740 | Ownr 3.5 |
| | AIRPORT PLACE | B 1 | S 1 |
| Adjust Type | Code | Description | Factor% |
| Condo Flr | OFF | OFFICE | 90 |
| Condo Unit | | | 100 |

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Building Value New | 144,671 |
| Year Built | 1987 |
| Effective Year Built | 1991 |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 22 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 78 |
| Cns Sect Rcnd | 112,800 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| Cost to Cure Ovr Comment | |

| | | |
|-----|-----|-----|
| 20 | 20 | 20 |
| 20 | 20 | 20 |
| FUS | FTS | FUS |
| 20 | 20 | 20 |

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

| Code | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| | | | | | | | | | | |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| FTS | Finished Third Story | 400 | 400 | 380 | 120.56 | 48,223 |
| FUS | Upper Story | 800 | 800 | 760 | 120.56 | 96,446 |
| Ttl Gross Liv / Lease Area | | 1,200 | 1,200 | 1,140 | | 144,669 |

