

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>							
S&C REALTY INVESTMENT CO LLC  169 MAIN STREET  STONEHAM MA 02180						Description	Code	Appraised	Assessed								
						COMMERC. COM LAND	3260 3260	1,142,200 502,000	1,142,200 502,000								
SUPPLEMENTAL DATA						PREVIOUS ASSESSMENTS (HISTORY)											
		Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	Plan Ref.	Land Ct#	ANR PLAN (1506	#SR	Life Estate	PP STATU						
		#DL 1	LOT 1	#DL 2	GIS ID	F_950710_2698682	Assoc Pid#	Total		1,644,200	1,644,200						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC										
S&C REALTY INVESTMENT CO LLC		C206 0	06-30-2015	Q	I	1,443,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
WINDMILL SQUARE LP		C137 0	07-15-1995	U	I	100	B	2023	3260	1,142,200	2022	3260	1,042,900	2021	3260	995,900	
									3260	502,000		3260	451,800		3260	451,800	
									3260			3260	47,000				
								Total		1,644,200	Total		1,494,700	Total		1,494,700	
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																	
-DUNKIN DONUTS																	
-OFFC UP																	
Total Appraised Parcel Value 1,644,200																	
Valuation Method C																	
Total Appraised Parcel Value 1,644,200																	
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			
201500198	06-29-2015	RE	Remodel	126,000	07-15-2016	100	06-30-2016	TO DUNKIN DONUTS	06-01-2020	DM			FR	Field Review			
201404197	07-07-2014	DE	Demolish	1,850	06-30-2015	100	06-30-2015	DE REMOVE DMGD SOLARI	04-29-2020	GM	04		FR	Field Review			
201104374	08-17-2011	NR	New Roof	2,500	06-30-2012	100	06-30-2012	REROOF BLDG 1-WINDMILL	07-19-2016	JR	01		02	Bldg Permit Completed			
201103312	06-27-2011	NS	New Siding	1,000	06-30-2011	100	06-30-2011	RESIDE BLDG 1	04-22-2015	AL	03		16	In Office Review			
201002384	05-26-2010	RE	Remodel	10,000	12-30-2010	100	06-30-2011	TENANT FIT OUT - HAIR SAL	01-25-2013	JR	01		14	Cyclical Inspection			
201002426	05-18-2010	SG	Sign	0	12-30-2010	100	06-30-2011	REPL SIGN=WINDMILL PLAZ	05-11-2011	JR	03		17	ATB Review			
200806153	12-08-2008	RE	Remodel	60,000	06-30-2009	100	06-30-2009	DUNKIN DONUTS INTERIOR	09-12-2008	JG	03		09	Permit Entered			
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	3260	REST/CLUBS M	VB-	3		0.340	AC	330,000.00	1.78966	C	1.00	CI23	2.500		0	1,476,486	502,000
Total Card Land Units						0.34	AC	Parcel Total Land Area: 0.34					Total Land Value		502,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	Fast Food Chain			
Model	94	Commercial			
Grade	B	Custom			
Stories	3				
Occupancy	2.00				
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	14	Carpet	RCN		1,200,809
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1985
AC Type	03	Central	Effective Year Built		2008
Size Adj Tbl	3260	REST/CLUBS M94	Depreciation Code		E
Total Rooms			Remodel Rating		04
Bedrooms	00		Year Remodeled		2015
Full Bathrooms	0		Depreciation %		9
Bath Split	02	0 Full-2 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	03	ABOVE AVERAGE	Condition %		
Ceiling/Wall	06	CEIL & WALLS	Percent Good		91
Common Wall	00	0%	RCNLD		1,092,700
Wall Height	10.00		Dep % Ovr		
1st Floor Use:	3230		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
PAV1	PAVING-ASPH	L	11,500	3.00	2005		72		0.00	24,800
SGN3	DBL SIDED W/I	L	32	199.92	2015		92		0.00	5,900
SGNP	SIGN POST 6"	L	24	10.66	2005		72		0.00	200
DUW	DRIVE-UP WIN	B	1	2798.00	2008		91		0.00	2,500
TRS	Trash Encl-6' w/	L	1	3401.00	2015		92		0.00	3,100
LP10	Light Pole per L	L	40	108.16	2015		92		0.00	4,000
LTHL	Halide Light Fix	L	4	1495.00	2015		92		0.00	5,500
LT1	LT POLE W/MH	L	1	4251.00	2010		82		0.00	3,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	1,988	1,988	2,187	284.46	565,497	
BAS	First Floor	2,038	2,038	2,038	258.57	526,970	
BMT	Basement Area	0	2,038	408	51.77	105,497	
CAN	Canopy	0	64	6	24.24	1,551	
FOP	Open Porch	0	10	2	51.71	517	
WDK	Wood Deck	0	60	3	12.93	776	
Ttl Gross Liv / Lease Area		4,026	6,198	4,644		1,200,808	

