

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TELLIER, EDWARD A & DOMOS, CAN EA TELLIER TRUST II 93 BIRCH HILL ROAD BELMONT MA 02178						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3260	986,600	986,600	
						COM LAND	3260	219,600	219,600	VISION
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 #DL 2 GIS ID F_987851_2700550				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total		1,206,200	1,206,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
TELLIER, EDWARD A & DOMOS, CANDACE		21556 0241	11-28-2006	U	I	10	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
E A TELLIER FAMILY LP		15472 0170	08-14-2002	U	I	0	1B	2023	3260	986,600	2022	3260	762,300	2021	3260	765,800		
TELLIER, EDWARD A TR		7990 0284	04-24-1992	U	I	0	1B		3260	219,600		3260	219,600		3260	219,600		
COURTYARD VACATION CLUB INC		6029 0156	11-19-1987	U	I	0	1B	Total										
									1,206,200		Total		981,900		Total		1,000,100	

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											
CI11						HYAN											

NOTES										VISIT / CHANGE HISTORY									
--FRESH KETCH RESTAURANT-- (INTRA OR OOC)										Date	Id	Type	Is	Cd	Purpost/Result				
										04-29-2020	GM	04		FR	Field Review				
										03-02-2016	JR	02		15	Abatement Review				
										01-15-2016	JR	03		16	In Office Review				
										08-24-2015	TP	03		16	In Office Review				
										Total Appraised Parcel Value					1,206,200				
										Valuation Method					C				
										Total Appraised Parcel Value					1,206,200				

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				
17-1334	05-26-2017	835	Sid/Wind/Roof/	70,000		100	06-30-2018	replace roof over pool		04-29-2020	GM	04		FR	Field Review				
16-3242	11-28-2016	835	Sid/Wind/Roof/	89,750		100	06-30-2017	REMOVAL OF EXTERIOR FA		03-02-2016	JR	02		15	Abatement Review				
										01-15-2016	JR	03		16	In Office Review				
										08-24-2015	TP	03		16	In Office Review				

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustme	Adj Unit Pric	Land Value	
1	3260	REST/CLUBS M	DMS	4		0.330 AC	330,000.00	1.83287	C	1.00	CI11	1.100	16.4% common int to land			0	665,346	219,600
Total Card Land Units						0.33 AC	Parcel Total Land Area: 0.33						Total Land Value					219,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	17	Stucco/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	00				
Bath Split	04	0 Full-4 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3260	REST/CLUBS M94	100
		0
		0

COST / MARKET VALUATION		
RCN		1,185,208
Year Built		1987
Effective Year Built		1996
Depreciation Code		G
Remodel Rating		03
Year Remodeled		2016
Depreciation %		18
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		82
RCNLD		971,900
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
PAV1	PAVING-ASPH	L	6,500	3.00	1992		46		0.00	9,000
SGN2	DOUBLE SIDE	L	24	39.53	2005		72		0.00	700
SGNP	SIGN POST 6"	L	28	10.66	2005		72		0.00	200
LPWY	Decor. Lamp Po	L	6	966.85	2005		72		0.00	4,200
FNG8	Fence Gate-6'	L	72	16.67	1992		46		0.00	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	6,216	6,216	6,216	187.74	1,166,997
BMT	Basement Area	0	225	45	37.55	8,448
PTO	Patio	0	928	46	9.31	8,636
UST	Utility Enclosure	0	56	6	20.12	1,126
Ttl Gross Liv / Lease Area		6,216	7,425	6,313		1,185,207

