

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BARNSTABLE LAND TRUST INC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
1540 MAIN STREET						EXEMPT	9500	319,500	319,500	
WEST BARNSTA MA 02668						EXM LAND	9500	233,500	233,500	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_968938_2717998				Plan Ref. 561/16 Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total 553,000 553,000				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BARNSTABLE LAND TRUST INC	1540 MAIN STREET LLC	31167 0302	03-29-2018	U	I	420,000	1K	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
POGORELC, DAVID	1540 MAIN STREET LLC	27851 0057	11-27-2013	U	I	1	1F	2023	9500	319,500	2022	9500	319,700	2021	9500	311,100
POGORELC, ROBERT L & BARBARA		27757 0240	10-15-2013	U	I	1	1F		9500	233,500		9500	217,000		9500	217,000
		26994 0127	12-28-2012	U	I	750,000	1F								9500	8,600
		5989 0318	10-15-1987	U	I	440,000	N	Total		553,000	Total		536,700	Total		536,700

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										
CI09			WBARNS											
NOTES				Appraised Bldg. Value (Card) 311,100										
				Appraised Xf (B) Value (Bldg) 0										
				Appraised Ob (B) Value (Bldg) 8,400										
				Appraised Land Value (Bldg) 233,500										
				Special Land Value 0										
				Total Appraised Parcel Value 553,000										
				Valuation Method C										
				Total Appraised Parcel Value 553,000										

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
BLDR-21-41	05-12-2021	809	Deck	5,000	12-31-2021	100	12-31-2021	Building handicap ramp.	02-23-2023	CK	03		16	In Office Review
20-1986	07-29-2020	822	Insulation	13,000	12-31-2020	100	12-31-2020	Weatherization	05-06-2022	TR	03	6	16	In Office Review
20-63	03-23-2020	835	Sid/Wind/Roof/	7,500	12-31-2020	100	12-31-2020	Replace 10 window units	01-27-2022	CK	03		16	In Office Review
17-3037	09-22-2017	881	Alt-Int work-Co	0	12-31-2017	100	12-31-2017	Tenant Fit-out for Barnstable la	02-10-2021	CK	03		16	In Office Review
60368	03-28-2002	NS	New Siding		01-01-2003	100	06-30-2003		05-14-2020	GM	04		FR	Field Review
31934	07-06-1998	AD	Addition	9,000	01-01-1999	100	01-01-1999		02-05-2020	RB	03		16	In Office Review
B31623	02-01-1988	RE	Remodel	8,500	01-15-1989	100	01-15-1989	WB REMOD'	05-28-2019	SR	02		03	Cycl Insp Comp

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	950C	Cons Org M94	RF	5		1.000	AC 330,000.00	1.00000	C	1.00	CI05	0.675			0	222,750	222,800
1	950C	Cons Org M94	RF	5		4.290	AC 2,375.00	1.00000	0	1.00	WTLD	1.000	WETLAND		0	2,256.25	9,700
1	950C	Cons Org M94	RF	5		0.070	AC 14,250.00	1.00000	0	1.00	0105	1.000			0	14,250	1,000
Total Card Land Units						5.36	AC	Parcel Total Land Area: 5.36						Total Land Value		233,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
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			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	950C	Cons Org M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	032L				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
950C	Cons Org M94	100
		0
		0

COST / MARKET VALUATION		
RCN		370,388
Year Built		1940
Effective Year Built		1999
Depreciation Code		E
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		311,100
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
WDC	Wood Decking	L	384	20.00	1991		44		0.00	3,300
SHED	Shed	L	112	18.00	1994		50		0.00	1,000
SGN2	DOUBLE SIDE	L	2	39.53	2018		98		0.00	100
SGNP	SIGN POST 6"	L	10	10.66	2018		98		0.00	100
PAV1	PAVING-ASPH	L	2,600	3.00	1994		50		0.00	3,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,340	2,340	2,340	121.20	283,608
FPC	Open Porch Conc. Floor	0	30	5	20.20	606
FUS	Upper Story	728	728	692	115.21	83,870
WDC	Wood Deck	0	384	19	6.00	2,303
Ttl Gross Liv / Lease Area		3,068	3,482	3,056		370,387

