

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CHEF J LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
4631 FALMOUTH ROAD								COMMERC.	3260	1,000,900	1,000,900	
COTUIT MA 02635								COM LAND	3260	251,300	251,300	
SUPPLEMENTAL DATA												<b>VISION</b>
Alt Prcl ID						Plan Ref. 278/18						
Split Zonin						Land Ct#						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 LOTS 1 & 2						PP STATU						
#DL 2												
GIS ID F_943322_2694761						Assoc Pid#						
									Total	1,252,200	1,252,200	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CHEF J LLC				35114 016	05-12-2022	Q	I	1,300,000	00	Year	Code	Assessed	Year	Code	Assessed
P&P COTUIT LLC				26882 0347	11-26-2012	U	I	350,000	1	2023	3260	833,700	2022	3260	657,900
FIZELL, WELDON R TR				21562 0235	11-29-2006	Q	I	1,000,000	00		3260	251,300		3260	248,500
BRYAN MOTOR INN INC				5873 0018	08-15-1987	Q	I	679,500	U					3260	54,200
PENDOLARI, DENNIS J TR				3742 0294	05-15-1983	U		0							
									Total	1,085,000	Total	906,400	Total	887,800	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			Total	0.00			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI05			COTUIT

NOTES			
--VILLAGGIO RISTORANTE-- F = NE/LO/SO/AGE			

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
19-2403	07-31-2019	835	Sid/Wind/Roof/	3,500	06-30-2020	100	06-30-2020	siding	06-30-2023	TR	03		16	In Office Review
19-936	04-29-2019	881	Alt-Int work-Co	10,000	06-30-2019	100	06-30-2019	Remove old Bar and Build new	07-24-2021	CK	02		03	Cycl Insp Comp
201301168	04-19-2013	CM	Commercial	11,000	06-30-2013	100	06-30-2013	ROOF REPAIR-REPLC TRIM,	04-29-2020	GM	04		FR	Field Review
201003131	06-25-2010	RW	Repair Work	2,000	06-30-2011	100	06-30-2012	REPL ROTTEN TRIM,SIDING,	05-10-2017	TR	22		22	Change of Address
200803701	07-10-2008	RW	Repair Work	1,000	06-30-2011	100	06-30-2011	EXPIRED -ROT CLAPBD & D	09-17-2015	JR	03		16	In Office Review
B33417	12-01-1989	RE	Remodel	3,000	01-15-1990	100	06-30-1990	CO ALTER	07-10-2012	JR	03		02	Bldg Permit Completed
B26109	02-02-1984	CM	Commercial	20,000	06-15-1985	100	06-30-1985	316 S						

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	RF	2		1.000	AC 330,000.00	1.00000	C	1.00	CI05	0.675	SITE		0	222,750
1	3260	REST/CLUBS M	RF	2		1.280	AC 33,000.00	1.00000	0	1.00	CI05	0.675	EXCS		0	22,275
Total Card Land Units						2.28	AC	Parcel Total Land Area: 2.28						Total Land Value		251,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	A	Luxury			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	03	ABOVE 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:	3260				
Sewer Occupan					

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

COST / MARKET VALUATION	
RCN	1,326,981
Year Built	1790
Effective Year Built	1981
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	928,900
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	23,000	3.00	2008		78		0.00	53,800
SGN2	DOUBLE SIDE	L	12	39.53	2001		64		0.00	300
SGNP	SIGN POST 6"	L	14	10.66	2001		64		0.00	100
SHED	Shed	L	96	18.00	2018		98		0.00	1,700
SHED	Shed	L	120	18.00	2018		98		0.00	2,100
PATF	Flagstone Pave	L	478	30.00	2021		100		0.00	14,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,001	3,001	3,001	286.91	861,031	
BMT	Basement Area	0	1,240	248	57.38	71,155	
CAN	Canopy	0	63	6	27.33	1,721	
FHS	Half Story	202	252	189	215.19	54,227	
FUS	Upper Story	1,240	1,240	1,178	272.57	337,986	
WDK	Wood Deck	0	52	3	16.55	861	
Ttl Gross Liv / Lease Area		4,443	5,848	4,625		1,326,981	

