

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION										
R F DALY REALTY LLC C/O CRAIGVILLE BEACH INN 6 WHITES AVE TAUNTON MA 02780						Description	Code	Appraised	Assessed											
						COMMERC.	3010	2,016,100	2,016,100											
						COM LAND	3010	471,900	471,900											
SUPPLEMENTAL DATA						Total						2,488,000		2,488,000						
Alt Prcl ID		Split Zonin		Plan Ref. 214/83																
C/O CRAIGVILLE BEACH INN		6 WHITES AVE		Land Ct#																
TAUNTON MA 02780		ResExpt Q		#SR CRAIGVIL																
#DL 1		Life Estate		PP STATU																
#DL 2		Assoc Pid#																		
GIS ID		F_971623_2697424																		
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
R F DALY REALTY LLC				27984 0243	02-12-2014	U	I	1,275,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
KOMENDA, JEFFREY F TR				9444 0129	11-15-1994	U	I	1	A	2023	3010	2,016,100	2022	3010	1,394,200	2021	3010	1,293,000		
KOMENDA, ROBERT F				8621 0238	06-15-1993	U	I	1	A		3010	471,900		3010	393,300		3010	393,300		
KOMENDA, JEFFREY F TR				4565 0260	06-15-1985	Q	I	1,425,000	U								3010	102,800		
SHANLEY, JOHN D TR				4113 0204	05-15-1984	Q	I	529,999	U	Total						2,488,000	1,787,500		1,789,100	
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		Appraised Bldg. Value (Card)								1,913,300		
CI11								CENVIL		Appraised Xf (B) Value (Bldg)								0		
										Appraised Ob (B) Value (Bldg)								102,800		
										Appraised Land Value (Bldg)								471,900		
										Special Land Value								0		
										Total Appraised Parcel Value								2,488,000		
										Valuation Method								C		
										Total Appraised Parcel Value								2,488,000		
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					
BLDC-23-15	07-19-2023	803	Addn Alt-Comm	43,452		100		New Roofing shingles with all		04-27-2020	GM	04		FR	Field Review					
EXPC-23-4	03-21-2023	835	Sid/Wind/Roof/	57,259		100		roof , siding, trim and facia all		05-01-2018	JL	03		16	In Office Review					
16-1204	05-26-2016	803	Addn Alt-Comm	4,000	06-30-2016	100	06-30-2016	Replace wrought iron railing o		07-11-2016	JR	01		02	Bldg Permit Completed					
201503115	06-08-2015	NS	New Siding	8,000	06-30-2015	100	06-30-2016	SIDING OVER EXISTING SIDI		05-07-2014	TR	22		22	Change of Address					
201401372	03-24-2014	CM	Commercial	10,000	06-30-2014	100	06-30-2014	REMOD OFFICE		02-11-2014	JR	03		16	In Office Review					
200706741	11-20-2007	CM	Commercial	40,000	06-30-2008	100	06-30-2008	7 WOOD STOVES		08-20-2010	TP	03		16	In Office Review					
87927	10-26-2005	CM	Commercial	75,000	01-01-2006	100	01-01-2006	25 WOODS UNITS		10-17-2008	NF	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	3010	MOTELS M94	CVD	3		1.300 AC	330,000.00	1.00000	C	1.00	CI11	1.100	ALL SITE			0	363,000	471,900		
Total Card Land Units						1.30	AC	Parcel Total Land Area:				1.30	Total Land Value				471,900			

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R F DALY REALTY LLC							Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
C/O CRAIGVILLE BEACH INN 6 WHITES AVE TAUNTON MA 02780							COMMERC. COM LAND	3010 3010	2,016,100 471,900	2,016,100 471,900	
SUPPLEMENTAL DATA											VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_971623_2697424				Plan Ref. 214/83 Land Ct# #SR CRAIGVIL Life Estate PP STATU Assoc Pid#							
							Total		2,488,000	2,488,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
R F DALY REALTY LLC	27984	0243	02-12-2014	U	I	1,275,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KOMENDA, JEFFREY F TR	9444	0129	11-15-1994	U	I	1	A	2023	3010	2,016,100	2022	3010	1,394,200	2021	3010	1,293,000
KOMENDA, ROBERT F	8621	0238	06-15-1993	U	I	1	A		3010	471,900		3010	393,300		3010	393,300
KOMENDA, JEFFREY F TR	4565	0260	06-15-1985	Q	I	1,425,000	U								3010	102,800
SHANLEY, JOHN D TR	4113	0204	05-15-1984	Q	I	529,999	U	Total		2,488,000	Total		1,787,500	Total		1,789,100

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,913,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	102,800
Appraised Land Value (Bldg)	471,900
Special Land Value	0
Total Appraised Parcel Value	2,488,000
Valuation Method	C
Total Appraised Parcel Value	2,488,000

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

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
2	3010	MOTELS M94	CVD	3		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 1.30						Total Land Value		471,900

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R F DALY REALTY LLC							Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA		
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C/O CRAIGVILLE BEACH INN 6 WHITES AVE TAUNTON MA 02780			SUPPLEMENTAL DATA				COM LAND	3010	471,900	471,900	VISION		
			Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	#DL 1	#DL 2	GIS ID	F_971623_2697424		Plan Ref. 214/83	Land Ct#
							Total		2,488,000	2,488,000			

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

ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	B
CI11		
NOTES		
59-62		

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

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
3	3010	MOTELS M94	CVD	3		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 1.30				Total Land Value			471,900	

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 1,913,300

Appraised Xf (B) Value (Bldg) 0

Appraised Ob (B) Value (Bldg) 102,800

Appraised Land Value (Bldg) 471,900

Special Land Value 0

Total Appraised Parcel Value 2,488,000

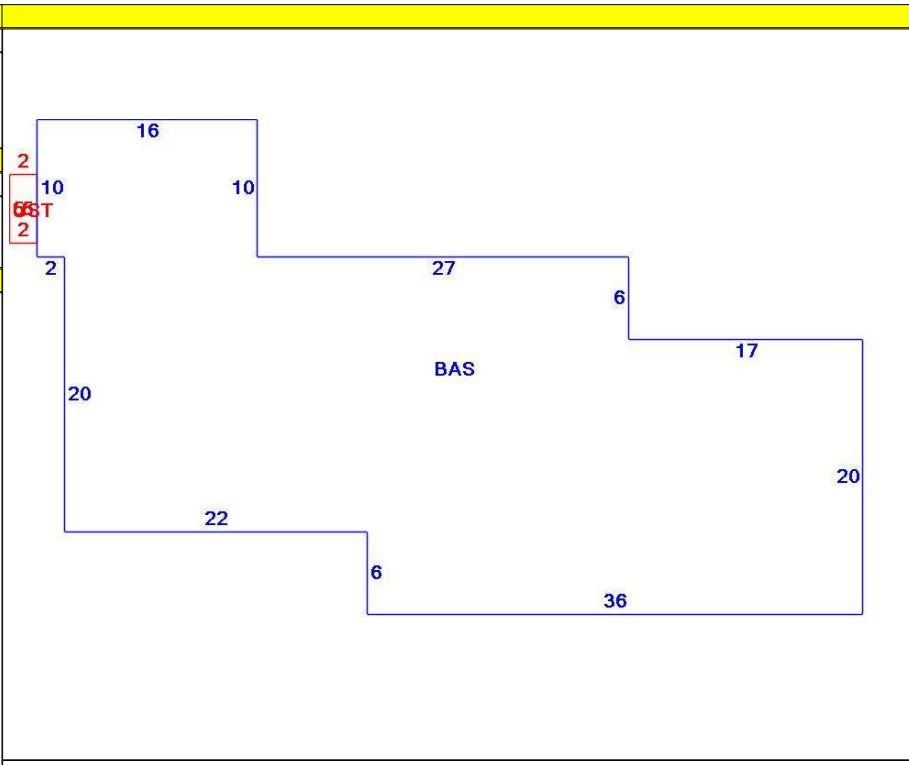
Valuation Method C

Total Appraised Parcel Value 2,488,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	39	Motel			
Model	94	Commercial			
Grade	C-	Average Minus			
Stories	1				
Occupancy	4.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	05	AC in Model			
Size Adj Tbl	3010	MOTELS M94			
Total Rooms					
Bedrooms	01				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3010				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3010	MOTELS M94	100
		0
		0

COST / MARKET VALUATION	
RCN	244,773
Year Built	1971
Effective Year Built	1992
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	5
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	181,100
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
TRS	Trash Encl-6' w/	L	1	3401.00	2000		62		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,434	1,434	1,434	170.57	244,602	
UST	Utility Enclosure	0	10	1	17.06	171	
Ttl Gross Liv / Lease Area		1,434	1,444	1,435		244,773	

