

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION								
CAPE REGENCY LANDLORD MA LLC 135 SOUTH ROAD FARMINGTON CT 06032						Description	Code	Appraised	Assessed									
						COMMERC.	3040	8,878,000	8,878,000									
						COM LAND	3040	1,192,000	1,192,000									
SUPPLEMENTAL DATA																		
		Alt Prcl ID Split Zonin RC-2;RC BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_972078_2699701		Plan Ref. 429/93, 349/30 Land Ct# #SR Life Estate PP STATU Assoc Pid#														
						Total		10,070,000	10,070,000									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CAPE REGENCY LANDLORD MA LLC		26709 0162	09-27-2012	U	I	20,804,073	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
RADIUS REGENCY REALTY LLC		24860 0211	09-27-2010	U	I	20,651,265	1B	2023	3040	8,878,000	2022	3040	7,680,900	2021	3040	7,754,400		
HCRI MA PROPERTIES TRUST II		19217 0213	11-05-2004	U	I	6,400,900	1		3040	1,192,000		3040	1,192,000		3040	1,192,000		
OAKWOOD LIVING CENTERS OF MA INC		9231 0246	06-15-1994	Q	I	6,734,550	00											
HEALTH CARE REIT INC		5574 0246	02-15-1987	Q	I	5,460,000	00											
						Total		10,070,000	Total		8,872,900	Total		8,966,700				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			0.00															
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch										
CI07								CENVIL										
NOTES																		
--CAPE REGENCY-- ASSISTED LIVING AND SKILLED CARE																		
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			
B-20-3410	12-02-2020	835	Sid/Wind/Roof/	297,400	06-30-2021	100	06-30-2021	Remove existing roof down to		10-29-2021	SR	01		03	Cycl Insp Comp			
201301213	03-08-2013	RW	Repair Work	19,500	06-30-2013	100	06-30-2013	REPLC INSULATION/DRYWA		04-28-2020	GM	04		FR	Field Review			
200705589	12-14-2007	CM	Commercial	4,970,000	07-09-2008	100	06-30-2009	UC FNDN ONLY 6/30/08		12-31-2018	RB	22		22	Change of Address			
20064313	12-04-2006	CM	Commercial	1,000,000	07-09-2008	100	06-30-2009	INT REMODELING		07-25-2014	JR	03		16	In Office Review			
47859	08-03-2000	CM	Commercial	51,100	06-30-2001	100	06-30-2001	REROOF STRIPPING OLD 14		07-09-2014	TP	03		16	In Office Review			
22313	04-10-1997	CM	Commercial	2,500	06-30-1997	100	06-30-1997	WALKWAY & RAMP		04-24-2014	TP	22		22	Change of Address			
B31756	03-01-1988	RE	Remodel	80,000	06-30-1988	100	06-30-1988	CE ALTER		07-12-2011	JR	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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	3040	NURSING HM	SPLI	3		149	8,000.00	1.00000	0	1.00		1.000		0	8,000	1,192,000		
1	3040	NURSING HM	SPLI	3		19.540	0.00	1.00000	0	1.00		1.000	LOT SIZE	0	0	0		
Total Card Land Units						19.54	AC	Parcel Total Land Area: 19.54						Total Land Value				1,192,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	29	Nursing Home			
Model	94	Commercial			
Grade	C	Average			
Stories	3				
Occupancy	149.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3040	NURSING HM			
Total Rooms					
Bedrooms	01				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	9.00				
1st Floor Use:	3040				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3040	NURSING HM	100
		0
		0

COST / MARKET VALUATION		
RCN		10,604,109
Year Built		1982
Effective Year Built		1994
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		19
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		81
RCNLD		8,589,300
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	7,000	3.00	1985		32		0.00	6,700
GEN1	Large Generato	L	1	29300.00	1992		46		0.00	13,500
RFCC	Reinforced Con	L	36	7.25	1992		46		0.00	100
ELVS	Elevator-Comm	B	4	30000.00	1994		81		0.00	97,200
ELVS	Elevator-Comm	B	4	30000.00	1994		81		0.00	97,200
ELVS	Elevator-Comm	B	3	30000.00	1994		81		0.00	72,900
SGN2	DOUBLE SIDE	L	12	39.53	1997		56		0.00	300
SHED	Shed	L	80	18.00	1997		56		0.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	24,560	24,560	24,560	136.25	3,346,356	
BMT	Basement Area	0	10,354	2,071	27.25	282,179	
FLL	Fin Lowr Level	13,330	13,330	11,331	115.82	1,543,875	
FOP	Open Porch	0	416	62	20.31	8,448	
FUS	Upper Story	41,738	41,738	39,651	129.44	5,402,540	
PTO	Patio	0	2,155	108	6.83	14,715	
WDK	Wood Deck	0	882	44	6.80	5,995	
Ttl Gross Liv / Lease Area		79,628	93,435	77,827		10,604,108	

