

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
1617 FALMOUTH RD SERIES OF PB&C								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
ONE ROBERTS ROAD								COMMERC.	3340	1,162,200	1,162,200	
PLYMOUTH MA 02360								COM LAND	3340	352,100	352,100	VISION
SUPPLEMENTAL DATA												
Alt Prcl ID Split Zonin RC;HO BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_971528_2702058						Plan Ref. 216/101 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		1,514,300	1,514,300	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
1617 FALMOUTH RD SERIES OF PB&C LLC				22610 0234	01-17-2008	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
PB&C SERIES LLC				18088 0058	01-02-2004	U	I	1	1B	2023	3340	1,162,200	2022	3340	1,035,000	2021	3340	235,100	
GARRETT, JAMES S TR				15315 0100	06-28-2002	U	I	270,000	1B		3340	352,100		3340	297,100		3340	297,100	
SUN OIL CO				1309 0466	08-23-1965	U		0									3340	18,600	
Total										1,514,300		Total		1,332,100		Total		550,800	

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				APPROAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Bldg. Value (Card)	902,900
CI09			CENVIL					Appraised Xf (B) Value (Bldg)	0
							Appraised Ob (B) Value (Bldg)	259,300	
							Appraised Land Value (Bldg)	352,100	
							Special Land Value	0	
							Total Appraised Parcel Value	1,514,300	
							Valuation Method	C	
							Total Appraised Parcel Value	1,514,300	

NOTES												VISIT / CHANGE HISTORY					
												Date	Id	Type	Is	Cd	Purpost/Result
												09-10-2020	SR	02		02	Bldg Permit Completed
												06-17-2020	SR	01		13	CALL BACK
												04-29-2020	GM	04		FR	Field Review
												07-25-2017	SR	02		14	Cyclical Inspection
												12-02-2014	JR	03		16	In Office Review
												09-25-2008	JR	03		16	In Office Review
												08-18-2004	PT	02		02	Bldg Permit Completed

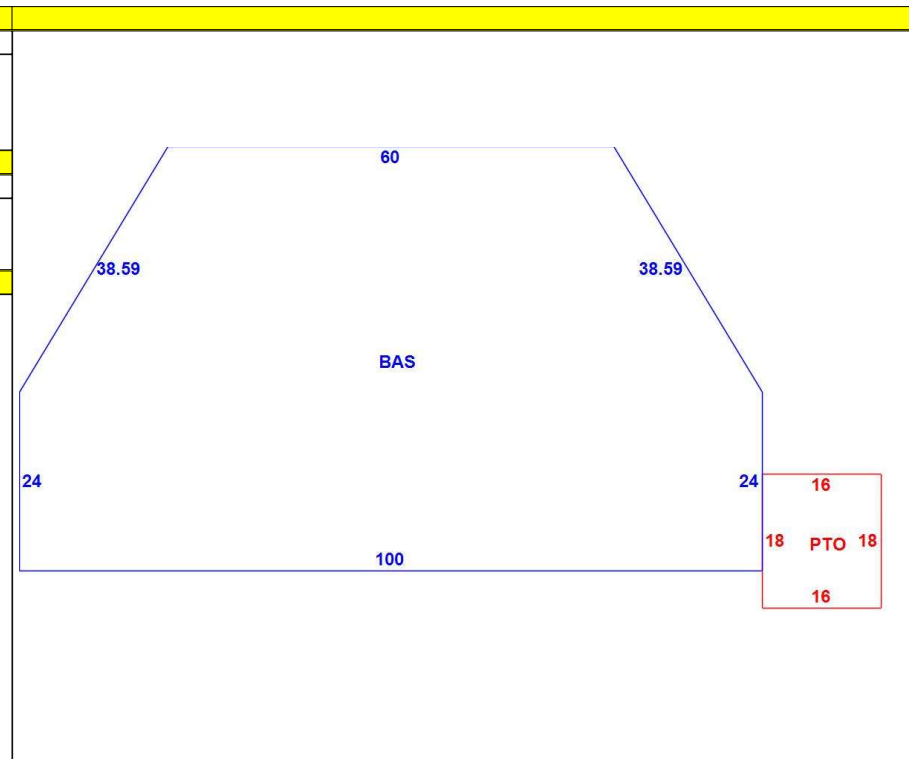
BUILDING PERMIT RECORD												LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
20-1188	06-08-2020	881	Alt-Int work-Co	20,000	06-30-2021	100	06-30-2021	installation of fire suppression	09-10-2020	SR	02		02	Bldg Permit Completed			
20-1135	06-08-2020	836	Sign	4,500	06-30-2021	100	06-30-2021	In connection with the re-devel	06-17-2020	SR	01		13	CALL BACK			
20-1136	05-18-2020	888		53,000	09-10-2020	100	06-30-2021	Installation of 3 Rooftop HVAC	04-29-2020	GM	04		FR	Field Review			
19-3525	02-05-2020	825	New Const - Co	400,000	09-10-2020	100	06-30-2021	Construct new fuel station and	07-25-2017	SR	02		14	Cyclical Inspection			
19-3520	11-01-2019	810	Demolition	15,000	06-07-2020	100	06-30-2020	Demolish existing fuel station	12-02-2014	JR	03		16	In Office Review			
66662	01-28-2003	SH	Shed	7,200	08-18-2004	100	01-01-2005	28X12 SHED	09-25-2008	JR	03		16	In Office Review			
52841	04-19-2001	SH	Shed	2,500	01-01-2002	100	06-30-2002	8X14	08-18-2004	PT	02		02	Bldg Permit Completed			

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	334C	GAS MART M94	SPLI	3		1.000	AC	330,000.00	1.00000	C	1.00	CI09	1.000	0	330,000	330,000
1	334C	GAS MART M94	SPLI	3		0.220	AC	39,600.00	2.53099	R	1.00	1.000	SITE EXCS	0	100,227.6	22,100
Total Card Land Units						1.22	AC	Parcel Total Land Area: 1.22						Total Land Value		352,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	102	Gas Mart			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	30	Cement Siding			
Roof Structure	13	Prestres Concr			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	334C	GAS MART M94			
Total Rooms					
Bedrooms	0				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	16.00				
1st Floor Use:	3340				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
334C	GAS MART M94	100
		0
		0

COST / MARKET VALUATION	
RCN	921,343
Year Built	2019
Effective Year Built	2016
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	2
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	98
RCNLD	902,900
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
PATC	Conc Pavers W	L	288	15.46	2019		100		0.00	4,500
PATC	Conc Pavers W	L	1,013	15.46	2019		100		0.00	14,100
CNP	Gas Pump Cpy	L	3,072	32.83	2019		100		0.00	100,900
PMIS	Gas Pump Islan	L	5	181.21	2019		100		0.00	900
GASD	STL 20m gas tk	L	1	80825.00	2019		100		0.00	80,800
GAS3	Fibergl 12M gal	L	1	58100.00	2019		100		0.00	58,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,040	5,040	5,040	182.30	918,790	
PTO	Patio	0	288	14	8.86	2,552	
Ttl Gross Liv / Lease Area		5,040	5,328	5,054		921,342	

