

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
MASSACHUSETTS, COMMONWEALTH C/O GLOBAL MONTELLO GROUP CO ATTN PROP TAX DEPT PO BOX 9161 WALTHAM MA 02454						Description	Code	Appraised	Assessed								
						SUPPLEMENTAL DATA						COMMERC.	3222	1,414,200	1,414,200		
						COM LAND	3222	2,270,400	2,270,400								
						Total		3,684,600	3,684,600								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MASSACHUSETTS, COMMONWEALTH OF		0835 0255	02-15-1953	U	I	0	1E	Year	Code	Assessed	Year	Code	Assessed				
								2023	3222	1,429,300	2022	3222	1,307,900				
									3222	2,270,400		3222	1,655,500				
									3222		2021	3222	89,300				
								Total		3,699,700	Total		2,963,400				
								Total			Total		2,991,100				
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)			1,319,100					
CI25							WBARNS		Appraised Xf (B) Value (Bldg)			4,900					
								Appraised Ob (B) Value (Bldg)			90,200						
								Appraised Land Value (Bldg)			2,270,400						
								Special Land Value			0						
								Total Appraised Parcel Value			3,684,600						
								Valuation Method			C						
								Total Appraised Parcel Value			3,684,600						
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			
SM-23-49	05-25-2023	834	Sheet Metal	39,611		100		Replace existing exhaust hood	10-16-2023	AG	22		22	Change of Address			
BLDC-22-17	01-26-2023	881	Alt-Int work-Co	42,000		100		Replace exhaust hood and du	10-20-2021	SR	02		03	Cycl Insp Comp			
SIGN-20-11	01-28-2021	836	Sign	0	06-30-2021	100	06-30-2021	Install (1) wall sign for D'Angel	04-29-2020	GM	04		FR	Field Review			
BLDC-20-36	01-20-2021	881	Alt-Int work-Co	85,000	06-30-2021	100	06-30-2021	Renovate existing building for	02-20-2018	MD	22		22	Change of Address			
20-529	03-18-2020	881	Alt-Int work-Co	60,000	06-30-2020	100	06-30-2020	Interior renovation of the existi	07-21-2015	AL	22		22	Change of Address			
20-341	03-17-2020	836	Sign	4,520	06-30-2020	100	06-30-2020	Remove existing Dunkin Donut	12-02-2014	JR	03		16	In Office Review			
19-2371	07-24-2019	888		7,500	06-30-2020	100	06-30-2020	Contractor: Medford Wellinto	01-10-2002	GB	01		00	Meas/Listed-Interior Acces			
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	3222	COMM BLDG	SPLI	5		1.720 AC	330,000.00	1.00000	C	1.00	CI25	4.000	SPREAD SHARED SITE		0	1,320,000	2,270,400
Total Card Land Units						1.72	AC	Parcel Total Land Area: 1.72						Total Land Value		2,270,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	117	Visitors Centers			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	4.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3222	COMM BLDG			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	04	EXTENSIVE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3260				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3222	COMM BLDG	100
		0
		0

COST / MARKET VALUATION		
RCN		1,516,163
Year Built		1996
Effective Year Built		2002
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	13	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	87	
RCNLD		1,319,100
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
PAV1	PAVING-ASPH	L	55,000	3.00	1985		32		0.00	52,800
SHD2	Shed w/Elec	L	187	26.00	2001		64		0.00	3,100
DUW	DRIVE-UP WIN	B	2	2798.00	2006		87		0.00	4,900
LT1	LT POLE W/MH	L	10	4251.00	2001		64		0.00	27,200
SGN3	DBL SIDED W/I	L	51	199.92	2001		64		0.00	6,500
SPO2	SIGN POST ST	L	10	73.02	2001		82		0.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,452	7,452	7,452	197.57	1,472,302	
CAN	Canopy	0	360	36	19.76	7,113	
PTO	Patio	0	3,258	163	9.88	32,204	
UST	Utility Enclosure	0	234	23	19.42	4,544	
Ttl Gross Liv / Lease Area		7,452	11,304	7,674		1,516,163	

