

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CARDARELLI, JOHN F TR 626 WEST MAIN ST REALTY TRUST 111 HOLDER LANE						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA		
WEST BARNSTA MA 02668						COMMERC.	3222	1,328,800	1,328,800			
<b>SUPPLEMENTAL DATA</b>						COM LAND	3222	439,600	439,600	<b>VISION</b>		
Alt Prcl ID		Split Zonin RB;HB		Plan Ref. 630/18								
#DL 1 LOT B1 & PORTION OF 12		#DL 2		Land Ct#								
GIS ID F_979166_2700812				Assoc Pid#						Total	1,768,400	1,768,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARDARELLI, JOHN F TR		23808	0237	06-16-2009	U	I	825,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RANO, CHARLES SR & JOSEPH A TRS		1727	0337	09-26-1972	U	I	1	1A	2023	3222	1,342,300	2022	3222	1,224,900	2021	3222	1,193,200
										3222	439,600		3222	370,900		3222	370,900
																	44,100
									Total		1,781,900	Total		1,595,800	Total		1,608,200

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				
CI09				HYAN				

NOTES										VISIT / CHANGE HISTORY								
--CAPE FISH & LOBSTER--										Date	Id	Type	Is	Cd	Purpost/Result			
										04-29-2020	GM	04		FR	Field Review			
										07-12-2016	JR	01		03	Cycl Insp Comp			
										06-11-2013	JR	03		16	In Office Review			
										08-29-2012	TP	03		16	In Office Review			
										07-13-2012	JR	01		02	Bldg Permit Completed			
										07-12-2012	JR	01		02	Bldg Permit Completed			
										10-19-2010	JR	03		16	In Office Review			
										Total Appraised Parcel Value								1,768,400

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			
201203068	05-24-2012	HA	HVAC	30,000	06-30-2013	100	06-30-2013	3 GAS FURN W CENTRAL AC		04-29-2020	GM	04		FR	Field Review			
201104474	12-07-2011	CM	Commercial	1,395,000	07-02-2012	100	06-30-2013	NW BLDG FOR USE AS RET		07-12-2016	JR	01		03	Cycl Insp Comp			
201104473	11-18-2011	DE	Demolish	15,000	06-30-2012	100	06-30-2012	DEMO EXISTING 1 STORY S		06-11-2013	JR	03		16	In Office Review			
B37665	04-01-1995	RE	Remodel	3,000	01-15-1995	100	06-30-1995	HY REMOD'		08-29-2012	TP	03		16	In Office Review			
										07-13-2012	JR	01		02	Bldg Permit Completed			
										07-12-2012	JR	01		02	Bldg Permit Completed			
										10-19-2010	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	3222	COMM BLDG	SPLI	4		1.250	AC	330,000.00	1.00000	C	1.00	CI09	1.000		0	330,000	412,500			
1	3222	COMM BLDG	SPLI	4		0.550	AC	39,600.00	1.24517	R	1.00		1.000		0	49,309.92	27,100			
Total Card Land Units						1.80	AC	Parcel Total Land Area: 1.80						Total Land Value						439,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	B-	Custom Minus			
Stories	1.5				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3222	COMM BLDG			
Total Rooms	08				
Bedrooms	00				
Full Bathrooms	0				
Bath Split	03	0 Full-3 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3251				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3222	COMM BLDG	100
		0
		0

COST / MARKET VALUATION	
RCN	1,318,300
Year Built	2011
Effective Year Built	2013
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	95
RCNLD	1,252,400
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
SPR1	SPRINKLERS-	B	8,286	4.10	2015		95		0.00	32,300
PAV1	PAVING-ASPH	L	14,800	3.00	2011		84		0.00	37,300
SGN2	DOUBLE SIDE	L	25	39.53	2011		84		0.00	800
SGNP	SIGN POST 6"	L	14	10.66	2011		84		0.00	100
PAT1	Patio- Average	L	710	5.89	2011		84		0.00	3,300
FNG3	GATE, C.L. 6'H	L	2	464.21	2011		84		0.00	800
FNC3	FENCE-6' CHAI	L	22	22.04	2011		84		0.00	400
PAT1	Patio- Average	L	274	5.89	2011		84		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,484	2,484	2,484	134.71	334,627	
BMT	Basement Area	0	2,484	497	26.95	66,952	
CAN	Canopy	0	384	38	13.33	5,119	
CLP	Loading Platform	0	396	40	13.61	5,389	
FHS	Half Story	4,419	5,524	4,143	101.03	558,116	
SPA	SVC PROD AREA	3,040	3,040	2,584	114.51	348,098	
Ttl Gross Liv / Lease Area		9,943	14,312	9,786		1,318,301	

