

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAMBRIDGE ASSOC I LP C/O WALGREENS CO PO BOX 1159						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
DEERFIELD IL 60015-6002						COMMERC.	3210	2,206,000	2,206,000	
SUPPLEMENTAL DATA						COM LAND	3210	433,800	433,800	VISION
Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_980081_2700229				Plan Ref. 575/71 Land Ct# #SR LINCOLN RD & T Life Estate PP STATU Assoc Pid#		Total		2,639,800	2,639,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAMBRIDGE ASSOC I LP	23151	0283	09-12-2008	U	I	2,765,714	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SOVEREIGN RA II LLC	22958	0060	06-04-2008	U	I	2,310,000	1B	2023	3210	2,229,600	2022	3210	2,041,800	2021	3210	2,003,600
PJC REALTY MA INC	17006	0157	05-30-2003	U	I	100	1F		3210	433,800		3210	365,100		3210	365,100
P J C REALTY N E LLC	15417	0069	07-30-2002	U	I	850,000	1								3210	59,700
BALDINI, RONALD TR	3731	0118	05-15-1983	U	I	470,000	1	Total		2,663,400	Total		2,406,900	Total		2,428,400

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI09			HYAN

NOTES									
--WALGREENS--									

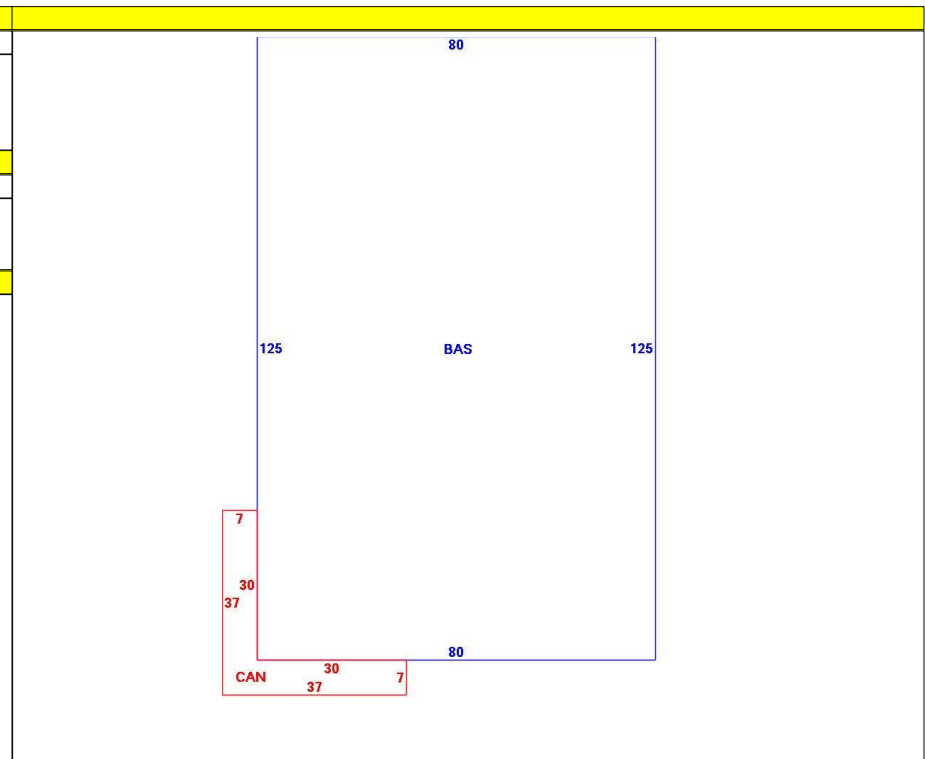
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
20-325	02-13-2020	836	Sign	0		100		Reface existing wall signs (2)	04-29-2020	GM	04		FR	Field Review
201406406	10-03-2014	CM	Commercial	110,000	06-30-2015	100	06-30-2015	MINOR INTERIOR REMODEL	02-27-2020	CK	22		22	Change of Address
201406689	10-02-2014	SG	Sign	0	06-30-2015	100	06-30-2015	REFACE EXISTING FREESTA	07-27-2017	SR	02		12	Cyclical Inspection
63789	09-17-2002	CM	Commercial	740,000	01-01-2003	100	01-01-2003	NEW BROOKS STORE	09-19-2008	MA	22		22	Change of Address
63578	09-06-2002	DE	Demolish		01-01-2003	100	01-01-2003	2 BUILDINGS	03-12-2008	PT	04		44	Drive by inspection only
36499	02-17-1999	RE	Remodel	800	01-01-2000	100	06-30-2000	BUILDOUT	04-14-2003	GB	01		00	Meas/Listed-Interior Acces
									05-08-2000	GB	02		02	Bldg Permit Completed

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	3210	PHARMACY	SPLI	4		1.250	AC 330,000.00	1.00000	C	1.00	CI09	1.000	SITE		0	330,000	412,500
1	3210	PHARMACY		4		0.190	AC 39,600.00	2.83094	R	1.00		1.000	EXCS		0	112,103.64	21,300
Total Card Land Units						1.44	AC	Parcel Total Land Area:				1.44	Total Land Value				433,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	44	Pharmacy			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3210	PHARMACY			
Total Rooms					
Bedrooms	00				
Full Bathrooms	1				
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	18.00				
1st Floor Use:	3221				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3210	PHARMACY	100
		0
		0

COST / MARKET VALUATION	
RCN	2,314,832
Year Built	2002
Effective Year Built	2007
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	91
RCNLD	2,106,500
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
DJW	DRIVE-UP WIN	B	1	2798.00	2010		91		0.00	2,500
SPR1	SPRINKLERS-	B	10,000	4.10	2010		91		0.00	37,300
PAV1	PAVING-ASPH	L	18,000	3.00	2002		66		0.00	35,600
PKBR	Parking Bumper	L	23	52.17	2017		96		0.00	1,200
TRSH	Trash Encl-3 sid	L	1	5643.00	2017		96		0.00	5,400
LTLS	Walkwy Lights	L	17	107.56	2017		96		0.00	1,800
LTHL	Halide Light Fix	L	9	1495.00	2017		96		0.00	12,900
RFCC	Reinforced Con	L	396	7.25	2017		96		0.00	2,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	10,000	10,000	10,000	230.40	2,304,004	
CAN	Canopy	0	469	47	23.09	10,829	
Ttl Gross Liv / Lease Area		10,000	10,469	10,047		2,314,833	

