

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARDARELLI, JOHN F TR WEST MAIN ST NOM TRUST 111 HOLDER LN						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
WEST BARNSTA MA 02668						COMMERC.	3220	226,300	226,300	
						COM LAND	3220	171,300	171,300	<b>VISION</b>
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 1 & 2 #DL 2 GIS ID F_981005_2699517		Plan Ref. 21/63 Land Ct# #SR Life Estate PP STATU Assoc Pid#								
						Total		397,600	397,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CARDARELLI, JOHN F TR COSTA, MATTHEW J		9155 2253	0212 0226	04-15-1994 10-27-1975	Q U	I U	150,000 0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	3220 3220	226,300 171,300	2022	3220 3220	205,700 171,200	2021	3220 3220 3220	201,300 171,200 4,400
								Total		397,600	Total		376,900	Total		376,900

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															

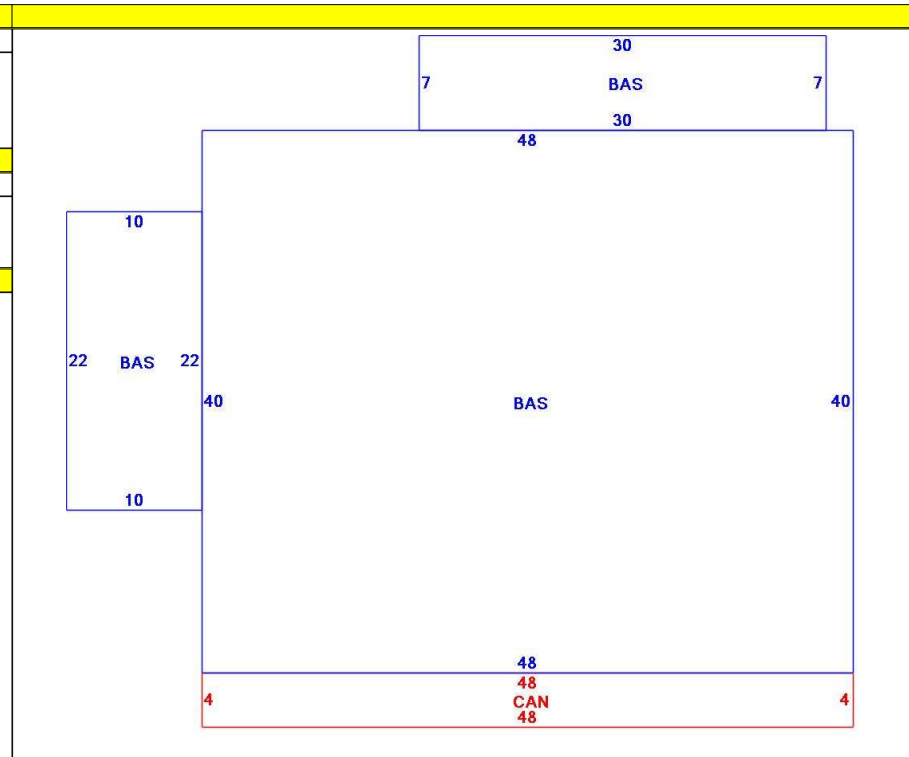
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B		Tracing		Batch				
CI09						HYAN				

NOTES										APPRAISED VALUE SUMMARY					
										Appraised Bldg. Value (Card)		221,900			
										Appraised Xf (B) Value (Bldg)		0			
										Appraised Ob (B) Value (Bldg)		4,400			
										Appraised Land Value (Bldg)		171,300			
										Special Land Value		0			
										Total Appraised Parcel Value		397,600			
										Valuation Method		C			
										Total Appraised Parcel Value		397,600			

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	
17-4163	05-01-2018	803	Addn Alt-Comm	25,000		100		AT&T proposes to add a P648	04-29-2020	GM	04		FR	Field Review	
16-1675	08-09-2016	803	Addn Alt-Comm	1,000	06-30-2017	100	06-30-2017	CHANGE USE FROM FISH M	06-28-2017	JR	01		02	Bldg Permit Completed	
16-1443	05-25-2016	834	Sheet Metal	0	06-30-2016	100	06-30-2016	New Furnace and Air Conditio	12-15-2014	JR	03		16	In Office Review	
201005455	10-14-2010	NR	New Roof	9,000	06-30-2011	100	06-30-2011	STRIP REROOF ASPHALT S	10-08-1998	GB	01		00	Meas/Listed-Interior Acces	
B37653	04-01-1995	RE	Remodel	15,000	01-15-1995	100	12-31-1995	HY REMOD'							

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	3220	STORE/RTL M94	HB	4		0.160	AC	330,000.00	3.24337	C	1.00	CI09	1.000		0	1,070,322	171,300
Total Card Land Units						0.16	AC	Parcel Total Land Area: 0.16						Total Land Value		171,300	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	17	Store									
Model	94	Commercial									
Grade	C	Average									
Stories	1										
Occupancy	1.00										
Exterior Wall 1	14	Wood Shingle									
Exterior Wall 2											
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											
Heating Fuel	03	Gas									
Heating Type	04	Hot Air									
AC Type	03	Central									
Size Adj Tbl	3220	STORE/RTL M94									
Total Rooms											
Bedrooms	00										
Full Bathrooms	0										
Bath Split	01	0 Full-1 Half									
Rms/Partitions	02	AVERAGE									
Heat/AC	01	HEAT/AC PKGS									
Frame Type	02	WOOD FRAME									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	02	CEILING ONLY									
Common Wall	00	0%									
Wall Height	10.00										
1st Floor Use:	325I										
Sewer Occupan											
<b>MIXED USE</b>											
		Code	Description			Percentage					
		3220	STORE/RTL M94			100					
						0					
						0					
<b>COST / MARKET VALUATION</b>											
		RCN				267,290					
		Year Built				1965					
		Effective Year Built				1997					
		Depreciation Code				VG					
		Remodel Rating				04					
		Year Remodeled				2018					
		Depreciation %				17					
		Functional Obsol				0					
		External Obsol				0					
		Trend Factor				1					
		Condition									
		Condition %									
		Percent Good				83					
		RCNLD				221,900					
		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
PAV1	PAVING-ASPH	L	2,100	3.00	1997		56		0.00	3,500
FNC3	FENCE-6' CHAI	L	16	22.04	1997		56		0.00	200
FNC7	Chain Link Gate	L	1	810.42	1997		56		0.00	500
PKBR	Parking Bumper	L	6	52.17	1997		56		0.00	200

BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BAS	First Floor	2,350	2,350	2,350	112.83	265,147		
CAN	Canopy	0	192	19	11.17	2,144		
Ttl Gross Liv / Lease Area		2,350	2,542	2,369		267,291		

