

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CRADDOCK REALTY LLC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
17 CAPTAIN BAKER ROAD						COMMERC.	3220	533,300	533,300	
MARSTONS MIL MA 02648						COM LAND	3220	499,200	499,200	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 3 #DL 2 GIS ID F_979561_2709717				Plan Ref. 314/63 Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total 1,032,500 1,032,500				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CRADDOCK REALTY LLC		28940	0212	06-15-2015	U	I	462,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HOPKINS, JOHN B, MCNULTY JR, THOMAS		2834	0116	12-05-1978	Q		165,000	U	2023	3220	533,300	2022	3220	485,200	2021	3220	475,800
										3220	499,200		3220	436,800		3220	436,800
																3220	15,000
									Total		1,032,500	Total		922,000	Total		927,600

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										
CI05				HYAN										

NOTES										VISIT / CHANGE HISTORY										
--SEA SPORTS CYCLERY--										Date	Id	Type	Is	Cd	Purpost/Result					
										04-29-2020	GM	04		FR	Field Review					
										07-08-2016	JR	01		02	Bldg Permit Completed					
										08-31-2015	JR	03		20	Sale Review					
										06-24-2015	AL	03		16	In Office Review					
										09-09-2014	JR	03		16	In Office Review					
										01-17-2013	JR	01		16	In Office Review					
										Total Appraised Parcel Value										1,032,500

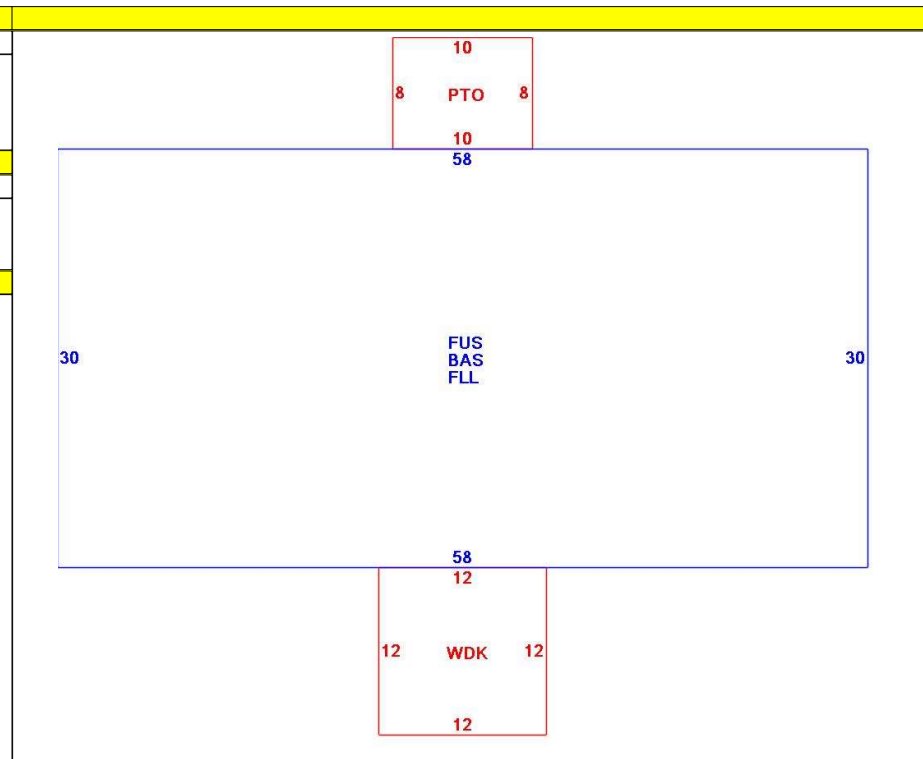
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
SIGN-22-14	02-02-2022	836	Sign	0		100		17 square foot wall sign (see a		04-29-2020	GM	04		FR	Field Review				
SIGN-21-16	02-02-2022	836	Sign	0		100		Double-sided freestanding sig		07-08-2016	JR	01		02	Bldg Permit Completed				
16-132	02-03-2016	803	Addn Alt-Comm	1,975	05-17-2016	100	06-30-2016	installation of a entrance door		08-31-2015	JR	03		20	Sale Review				
20160008	01-04-2016	SG	Sign	0	05-17-2016	100	06-30-2016	NEW SIGNS 29.5 SQ FRSTN		06-24-2015	AL	03		16	In Office Review				
201504122	07-09-2015	DE	Demolish	80,000	05-17-2016	100	06-30-2016	DEMO REMOVE ALL DRYWA		09-09-2014	JR	03		16	In Office Review				
										01-17-2013	JR	01		16	In Office Review				

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	B	4		0.400	AC	330,000.00	1.57575	C	1.00	CI21	2.400		0	1,247,994	499,200
Total Card Land Units						0.40	AC	Parcel Total Land Area: 0.40						Total Land Value		499,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	19	Brick Veneer			
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	12	Hardwood			
Interior Floor 2	14	Carpet			
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	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3400				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3220	STORE/RTL M94	100
		0
		0

COST / MARKET VALUATION	
RCN	617,070
Year Built	1977
Effective Year Built	1999
Depreciation Code	VG
Remodel Rating	04
Year Remodeled	2015
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	518,300
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	7,600	3.00	1999		60		0.00	13,700
SGN2	DOUBLE SIDE	L	30	39.53	2015		92		0.00	1,100
SGNP	SIGN POST 6"	L	20	10.66	2015		92		0.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,740	1,740	1,740	126.37	219,886	
FLL	Fin Lowr Level	1,740	1,740	1,479	107.42	186,903	
FUS	Upper Story	1,740	1,740	1,653	120.05	208,891	
PTO	Patio	0	80	4	6.32	505	
WDK	Wood Deck	0	144	7	6.14	885	
Ttl Gross Liv / Lease Area		5,220	5,444	4,883		617,070	

