

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LITTLE HARBOR ASSOCIATES LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
82 WENDELL AVENUE STE 100								COMMERC.	3220	794,000	794,000	
PITTSFIELD MA 01201								COM LAND	3220	467,800	467,800	
SUPPLEMENTAL DATA Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 17 & 18 #DL 2 GIS ID F_983552_2706321								Plan Ref. Land Ct# 29719-B #SR Life Estate PP STATU Assoc Pid#				
								Total		1,261,800	1,261,800	

VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LITTLE HARBOR ASSOCIATES LLC				C221	0	12-27-2019	Q	I	1,125,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
EKC VENTURES LLC				C170	0	08-29-2003	U	I	1,090,000	1	2023	3220	794,000	2022	3220	727,200	2021	3220	697,500
RITACCO, STEVEN J & MICHAEL N TRS				C1611	0	04-09-2001	U	I	575,000	1		3220	467,800		3220	389,800		3220	389,800
GIANOULIS, STACY & DANA TRS				C151	0	01-04-1999	U	I	550,000	1								3220	29,700
PECKHAM ASSOCIATES				C390	0	11-25-1966	U		0										
								Total		1,261,800		Total		1,117,000		Total		1,117,000	

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																

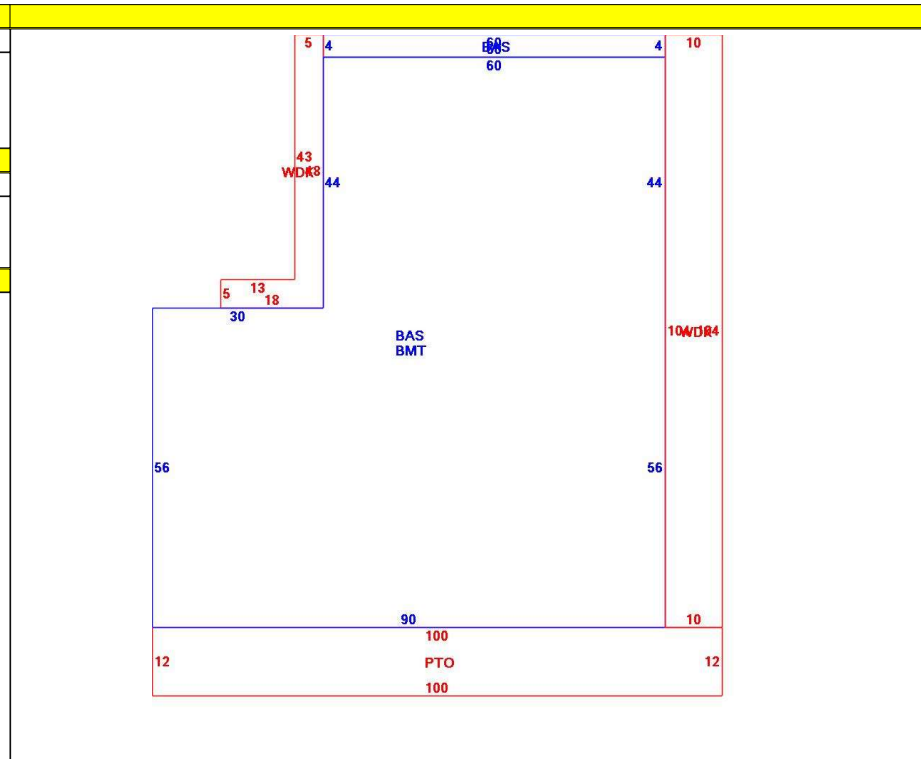
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B	Tracing	Batch												
CI15				HYAN												

NOTES												APPRAISED VALUE SUMMARY					
-UNIQUE SPA & SALON -EVOKE YOGA -DANCERS' PLACE -CRYSTAL GARDEN CHILD CTR (16% COMMOM AREA)												Appraised Bldg. Value (Card) 764,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 29,700 Appraised Land Value (Bldg) 467,800 Special Land Value 0 Total Appraised Parcel Value 1,261,800 Valuation Method C					
-NATURAL-												Total Appraised Parcel Value 1,261,800					

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	
BLDC-22-11	08-02-2022	860	Change of Use-	0		100		None	08-18-2022	CK	03		16	In Office Review	
SIGN-22-59	05-27-2022	836	Sign	0	06-30-2022	100	06-30-2022	Awning	04-29-2020	GM	04		FR	Field Review	
EXPC-22-5	01-11-2022	835	Sid/Wind/Roof/	110,947	06-30-2022	100	06-30-2022	siding and replace decking	07-02-2019	SR	02		03	Cycl Insp Comp	
BLDC-20-36	12-21-2020	838	Solar Panel-Co	67,080	03-15-2021	100	06-30-2021	Install an 80-panel PV solar sy	12-16-2014	JR	03		03	Cycl Insp Comp	
20-3274	11-17-2020	881	Alt-Int work-Co	15,000	06-30-2021	100	06-30-2021	Renovation for New ADA Bathr	09-14-2011	RB	03		16	In Office Review	
201503663	06-16-2015	CM	Commercial	0	06-30-2015	100	06-30-2015	CHANGE OF USE FROM RET	05-25-2010	DR	03		16	In Office Review	
201502358	04-28-2015	SG	Sign	0	06-30-2015	100	06-30-2015	UNIQUE SALON AND SPA IN	04-28-2009	TP	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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3220	STORE/RTL M94	B	4		0.870	AC	330,000.00	0.90519	C	1.00	CI15	1.800		0	537,702	467,800
						Total Card Land Units	0.87	AC	Parcel Total Land Area: 0.87						Total Land Value	467,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	105	Strip Retail			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	4.00				
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	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	3220	STORE/RTL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	9.00				
1st Floor Use:	3251				
Sewer Occupan					
			MIXED USE		
			Code	Description	Percentage
			3220	STORE/RTL M94	100
					0
					0
			COST / MARKET VALUATION		
			RCN		1,019,106
			Year Built		1970
			Effective Year Built		1987
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		25
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		75
			RCNLD		764,300
			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	23,000	3.00	1985		32		0.00	22,100
SGN2	DOUBLE SIDE	L	40	39.53	2000		62		0.00	1,000
SGN2	DOUBLE SIDE	L	15	39.53	2000		62		0.00	400
LT1	LT POLE W/MH	L	1	4251.00	2000		62		0.00	2,600
SHED	Shed	L	40	18.00	1994		50		0.00	400
PKBR	Parking Bumper	L	9	52.17	1994		50		0.00	200
FNC3	FENCE-6' CHAI	L	140	22.04	1994		50		0.00	1,500
FNC7	Chain Link Gate	L	2	810.42	1994		50		0.00	800
FNC2	Fence-6' Wd	L	47	27.85	1994		50		0.00	700
SOL3	Solar PV Panel	B	80	635.00	1988		0	C	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,920	7,920	7,920	106.35	842,254	
BMT	Basement Area	0	7,680	1,536	21.27	163,346	
PTO	Patio	0	1,200	60	5.32	6,381	
WDK	Wood Deck	0	1,345	67	5.30	7,125	
Ttl Gross Liv / Lease Area		7,920	18,145	9,583		1,019,106	

