

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BJL REALTY LLC 719 MAIN STREET FALMOUTH MA 02540								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
								COMMERC.	3220	486,700	486,700	
				SUPPLEMENTAL DATA				COM LAND	3220	366,000	366,000	VISION
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 19 #DL 2 GIS ID F_983539_2706085				Plan Ref. Land Ct# 29719-B #SR Life Estate PP STATU Assoc Pid#				
								Total		852,700	852,700	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
AKKAWI BROTHERS LLC				C233	0	06-21-2023	Q	I	650,000	00	Year	Code	Assessed	Year	Code	Assessed
BJL REALTY LLC				C191	0	07-02-2010	U	I	363,000	1	2023	3220	486,700	2022	3220	443,500
RILEY, PATRICK				C191	0	04-01-2010	U	I	1	1B		3220	366,000		3220	305,000
THIRTY ENTERPRISE LLC				C180	0	07-14-2006	Q	I	750,000	00					3220	11,100
RILEY, PATRICK TR				C109	0	12-15-1986	Q	I	510,000	U	Total		852,700	Total		748,500
				Total							Total		748,500	Total		748,500

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI13			Batch HYAN

NOTES			
--CARPET BARN--			

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
201002786	07-20-2010	CM	Commercial	0	02-18-2011	100	06-30-2011	TENANT FIT OUT CARPET B	04-29-2020	GM	04		FR	Field Review
									07-02-2019	SR	01		03	Cycl Insp Comp
									09-18-2018	SR	01		03	Cycl Insp Comp
									03-09-2011	JR	03		15	Abatement 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	3220	STORE/RTL M94	B	4		0.700	AC	330,000.00	1.05627	C	1.00	CI13	1.500		0	522,852	366,000
Total Card Land Units						0.70	AC	Parcel Total Land Area: 0.70						Total Land Value		366,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	D+	Below Average			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		628,940
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water	Year Built		1965
AC Type	03	Central	Effective Year Built		1986
Size Adj Tbl	3220	STORE/RTL M94	Depreciation Code		A
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		26
Bath Split	01	0 Full-1 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	02	HEAT/AC SPLIT	Trend Factor		1
Frame Type	03	MASONRY	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	08	TYPICAL	Percent Good		74
Common Wall	00	0%	RCNLD		465,400
Wall Height	12.00		Dep % Ovr		
1st Floor Use:	3221		Dep Ovr Comment		
Sewer Occupan			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	2,500	3.00	1994		50		0.00	3,800
SGN3	DBL SIDED W/I	L	32	199.92	2010		82		0.00	5,200
SPO2	SIGN POST ST	L	9	73.02	2010		91		0.00	600
CCCB	Concrete Curb	L	163	12.49	1994		75		0.00	1,500
SPR1	SPRINKLERS-	B	3,362	4.10	1986		74		0.00	10,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,362	3,362	3,362	99.64	334,996	
CAN	Canopy	0	132	13	9.81	1,295	
FEP	Enclosed Porch	0	72	25	34.60	2,491	
PTO	Patio	0	52	3	5.75	299	
REF	Reference Only	0	1,190	0	0.00	0	
TQS	Three Quarter Story	3,026	3,362	2,858	84.70	284,777	
UST	Utility Enclosure	0	512	51	9.93	5,082	
Ttl Gross Liv / Lease Area		6,388	8,682	6,312		628,940	

