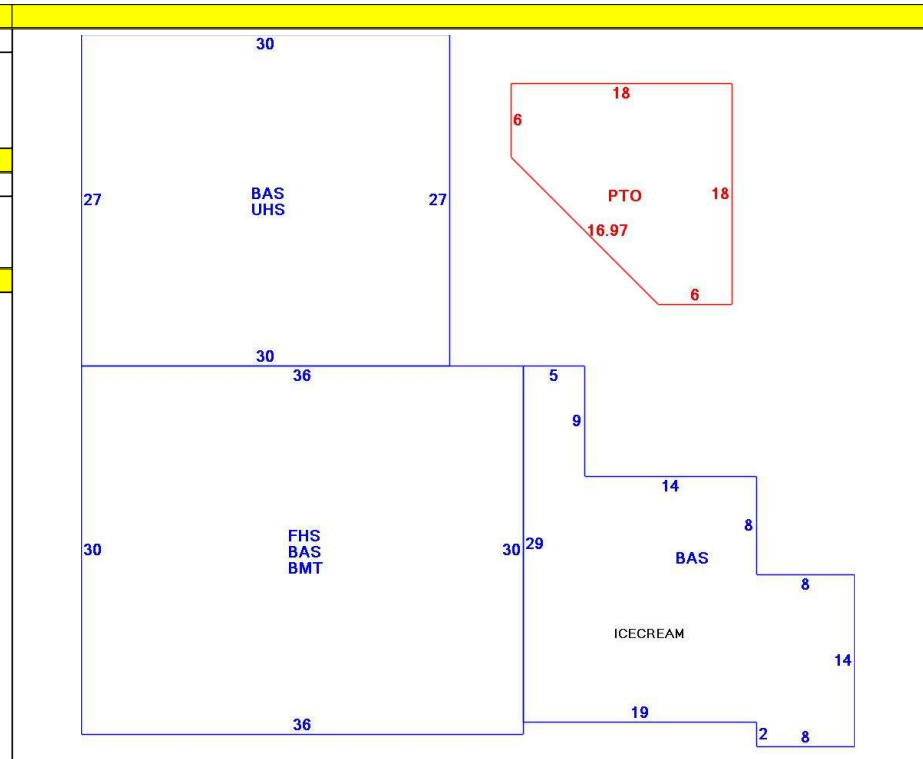


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 801 FY2024 BARNSTABLE, MA VISION | | | | | | | |
|--|------------|---------------|-------------------|-------------|-------------|--------------------|---|---------------------------------|------------|--|-------|----------|----------|-------------------|---------------|------------|---------|
| PHILBROOK, ANGELA R 3261 MAIN STREET SUITE 6 PO BOX 1262 BARNSTABLE MA 02630 | | | | | | Description | Code | Appraised | Assessed | | | | | | | | |
| | | | | | | COMMERC. | 3250 | 363,400 | 363,400 | | | | | | | | |
| SUPPLEMENTAL DATA Alt Prcl ID Split Zonin Plan Ref. BID Parcel Land Ct# 15639-B ResExpt Q #SR #DL 1 LOT D Life Estate #DL 2 PP STATU GIS ID F_983235_2718274 Assoc Pid# | | | | | | COM LAND | 3250 | 389,600 | 389,600 | | | | | | | | |
| | | | | | | Total | | 753,000 | 753,000 | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
| ACETO, DENNIS J PHILBROOK, ANGELA R 3261 MAIN STREET LLC SILVIA, FLOYD J & RONALD | | C232 0 | 05-01-2023 | U | I | 10 | 1F | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | |
| | | C205 0 | 12-15-2014 | U | I | 700,000 | 1 | 2023 | 3250 | 363,400 | 2022 | 3250 | 363,400 | 2021 | 3250 | 356,100 | |
| | | C1711 0 | 11-04-2003 | U | I | 0 | 1B | | 3250 | 389,600 | | 3250 | 340,900 | | 3250 | 340,900 | |
| | | C901 0 | 11-15-1982 | Q | I | 86,000 | U | | | | | | | | 3250 | 7,300 | |
| | | Total | | | | 753,000 | | Total | | 704,300 | | Total | | 704,300 | | | |
| 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 | | | | | | | | | | | | | | | | | |
| Nbhd | Nbhd Name | B | Tracing | Batch | | | | | | | | | | | | | |
| CI17 | | | | BARNS | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | |
| -CAPE COD TITLE + ESCROW -BARNSTABLE SHERIFFS OFFICE -SMITTY'S ICE CREAM | | | | | | | | | | | | | | | | | |
| 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 | | | |
| 20-3229 | 11-19-2020 | 881 | Alt-Int work-Co | 20,000 | | 100 | | Interior Remodel. No structural | 07-26-2022 | BM | 03 | | 16 | In Office Review | | | |
| 201508623 | 12-17-2015 | NR | New Roof | 17,000 | 06-30-2016 | 100 | 06-30-2016 | STRIP APPROX 35 SQ OF AS | 04-29-2020 | GM | 04 | | FR | Field Review | | | |
| 200703974 | 07-25-2007 | CM | Commercial | 5,000 | 06-30-2008 | 100 | 06-30-2008 | ANTENNA | 06-26-2019 | SR | 02 | | 03 | Cycl Insp Comp | | | |
| 46922 | 06-20-2001 | OB | Out Building | 80,000 | 08-08-2005 | 100 | 01-01-2005 | | 03-20-2017 | AL | 03 | | 16 | In Office Review | | | |
| | | | | | | | | | 01-07-2015 | JR | 03 | | 20 | Sale Review | | | |
| | | | | | | | | | 03-27-2012 | DR | 03 | | 16 | In Office Review | | | |
| | | | | | | | | | 11-10-2008 | JG | 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 | 3250 | OFFC/RETAIL M | VB- | 1 | | 0.290 | AC | 330,000.00 | 2.03552 | C | 1.00 | CI17 | 2.000 | | 0 | 1,343,463 | 389,600 |
| Total Card Land Units | | | | | | 0.29 | AC | Parcel Total Land Area: 0.29 | | | | | | Total Land Value | | 389,600 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-------|------------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 88 | Office/Retail | | | |
| Model | 94 | Commercial | | | |
| Grade | C | Average | | | |
| Stories | 1.5 | | | | |
| Occupancy | 3.00 | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | 11 | Clapboard | | | |
| 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 | 04 | Hot Air | | | |
| AC Type | 03 | Central | | | |
| Size Adj Tbl | 3250 | OFFFC/RETAIL 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 | 10.00 | | | | |
| 1st Floor Use: | 3251 | | | | |
| Sewer Occupan | | | | | |

| MIXED USE | | |
|-----------|------------------|------------|
| Code | Description | Percentage |
| 3250 | OFFFC/RETAIL M94 | 100 |
| | | 0 |
| | | 0 |

| COST / MARKET VALUATION | | |
|--------------------------|--|---------|
| RCN | | 481,217 |
| Year Built | | 1940 |
| Effective Year Built | | 1986 |
| Depreciation Code | | G |
| Remodel Rating | | |
| Year Remodeled | | |
| Depreciation % | | 26 |
| Functional Obsol | | 0 |
| External Obsol | | 0 |
| Trend Factor | | 1 |
| Condition | | |
| Condition % | | |
| Percent Good | | 74 |
| RCNLD | | 356,100 |
| 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 | 7,000 | 3.00 | 1985 | | 32 | | 0.00 | 6,700 |
| SGN2 | DOUBLE SIDE | L | 24 | 39.53 | 1994 | | 50 | | 0.00 | 500 |
| SGNP | SIGN POST 6" | L | 18 | 10.66 | 1994 | | 50 | | 0.00 | 100 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | |
|-----------------------------------|------------------------|-------------|------------|----------|-----------|----------------|--|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | |
| BAS | First Floor | 2,427 | 2,427 | 2,427 | 125.61 | 304,858 | |
| BMT | Basement Area | 0 | 1,080 | 216 | 25.12 | 27,132 | |
| FHS | Half Story | 864 | 1,080 | 810 | 94.21 | 101,745 | |
| PTO | Patio | 0 | 252 | 13 | 6.48 | 1,633 | |
| UHS | Half Story, Unfinished | 0 | 810 | 365 | 56.60 | 45,848 | |
| Ttl Gross Liv / Lease Area | | 3,291 | 5,649 | 3,831 | | 481,216 | |

