

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WEST BAY PROPERTIES INC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
P O BOX 68						COMMERC.	3400	745,500	745,500	
OSTERVILLE MA 02655						COM LAND	3400	232,000	232,000	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_985583_2700268				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		977,500				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WEST BAY PROPERTIES INC		15670	0253	09-30-2002	Q	I	550,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BARBER, SAMIR		3170	0320	10-14-1980	U		0		2023	3400	745,500	2022	3400	653,200	2021	3400	607,900
										3400	232,000		3400	232,000		3400	232,000
										3400			3400			3400	81,800
									Total		977,500	Total		885,200	Total		921,700

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																			
Total Appraised Parcel Value 977,500																			

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-21-16	08-16-2021	809	Deck	10,000	06-06-2022	100	06-30-2022	Replace existing outdoor deck	06-06-2022	SR	02		02	Bldg Permit Completed			
201503959	06-25-2015	SG	Sign	0	06-30-2015	100	06-30-2015	REFACE EXISTING SIGN 20	07-03-2021	CK	02		03	Cycl Insp Comp			
201408531	12-09-2014	CM	Commercial	25,000	06-30-2015	100	06-30-2015	TENANT FIT OUT - STOCK B	04-30-2020	GM	04		FR	Field Review			
201006085	11-12-2010	OT	Other	125,000	11-03-2009	100	06-30-2011	INTER & ROOF MODIFICATI	06-06-2012	JR	01		02	Bldg Permit Completed			
200902233	06-11-2009	RE	Remodel	26,671	11-03-2009	100	06-30-2010	TENANT FITOUT - 3 OFFICE	08-23-2004	PT	02		02	Bldg Permit Completed			
200801507	03-24-2008	RE	Remodel	4,000	10-01-2009	100	06-30-2010	Hndicap bath	04-03-2003	GB	01		00	Meas/Listed-Interior Acces			
66934	02-11-2003	RE	Remodel		08-23-2004	100	01-01-2005	USE CHANGE									

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	3400	OFFICE BLD M9	DV	4		0.600	AC	330,000.00	1.17171	C	1.00	CI09	1.000		0	386,661	232,000
Total Card Land Units						0.60	AC	Parcel Total Land Area: 0.60						Total Land Value		232,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
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	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	3400	OFFICE BLD M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	2				
Bath Split	12	1 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	3400				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3400	OFFICE BLD M94	100
		0
		0

COST / MARKET VALUATION	
RCN	746,888
Year Built	1981
Effective Year Built	1994
Depreciation Code	G
Remodel Rating	04
Year Remodeled	2010
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	605,000
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	7,200	3.00	2002		66		0.00	14,300
FGPL	Flagpole-25'	L	1	2229.00	1985		32		0.00	700
GEN1	Large Generato	L	1	29300.00	2009		80		0.00	23,400
LT1	LT POLE W/MH	L	5	4251.00	2009		80		0.00	17,000
SGN3	DBL SIDED W/I	L	20	199.92	2009		80		0.00	3,200
FNP4	FENCE METAL	L	130	16.76	2009		80	00	1.00	1,700
FPL3	Fireplace 2 stor	B	1	7000.00	1996		81		0.00	5,700
FPO	Ext FP Opening	B	1	2000.00	1996		81		0.00	1,600
ELVS	Elevator-Comm	B	3	30000.00	1996		81		0.00	72,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,650	1,650	1,650	181.72	299,845	
BMT	Basement Area	0	900	180	36.34	32,710	
FLL	Fin Lowr Level	750	750	638	154.59	115,940	
FPC	Open Porch Conc. Floor	0	150	23	27.86	4,180	
FUS	Upper Story	1,650	1,650	1,568	172.69	284,944	
PTO	Patio	0	536	27	9.15	4,907	
WDK	Wood Deck	0	486	24	8.97	4,361	
Ttl Gross Liv / Lease Area		4,050	6,122	4,110		746,887	

