

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CMSIX PROPERTIES LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
63 LAWTON STREET								COMMERC.	3220	338,400	338,400		
BROOKLINE MA 02446								COM LAND	3220	197,500	197,500		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID						Plan Ref.							
Split Zonin						Land Ct#							
BID Parcel YES						#SR							
ResExpt Q						Life Estate							
#DL 1						PP STATU							
#DL 2						Assoc Pid#							
GIS ID F_986595_2699638						Total						535,900	535,900

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CMSIX PROPERTIES LLC				22700	0077	02-26-2008	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FONG, MOY O				10024	0140	01-15-1996	U	I	1	A	2023	3220	289,300	2022	3220	289,300	2021	3220	289,300
FONG, CHUCK D & MOYO				1833	0105		U		0			3220	197,500		3220	197,500		3220	197,500
Total											486,800	Total	486,800	Total	486,800				

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		Appraised Bldg. Value (Card)						338,400				
CI11								HYAN		Appraised Xf (B) Value (Bldg)						0				
NOTES -BUGGS PLACE TOYS F = LO/SO -BLAKES BARBER SHOP -STORAGE USE UP												Appraised Ob (B) Value (Bldg)						0		
												Appraised Land Value (Bldg)						197,500		
												Special Land Value						0		
												Total Appraised Parcel Value						535,900		
												Valuation Method						I		
												Total Appraised Parcel Value						535,900		

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
20-2874	10-16-2020	803	Addn Alt-Comm	3,740		100		Installation of two window awni		04-29-2020	GM	04		FR	Field Review
18-758	04-17-2018	835	Sid/Wind/Roof/	10,000		100		REPLACE 15 WINDOWS IN U		07-07-2016	JR	01		02	Bldg Permit Completed
16-1002	05-04-2016	836	Sign	0	05-25-2016	100	06-30-2016	One hanging sign 7.1 sq ft. for		06-12-2015	SR	01		02	Bldg Permit Completed
16-809	04-20-2016	881	Alt-Int work-Co	750	05-25-2016	100	06-30-2016	construct non-bearing partition		05-16-2014	JR	03		16	In Office Review
201408996	02-03-2015	CM	Commercial	125,000	04-22-2015	100	06-30-2016	RECONSTRUCT BUILD OUT		05-15-2014	NF	01		00	Meas/Listed-Interior Acces
201406791	10-16-2014	CM	Commercial	10,000	04-22-2015	100	06-30-2015	DEMOLITION OF ALL EXISTI							
200804486	08-21-2008	NR	New Roof	5,350	06-30-2009	100	06-30-2009	NR REROOF STRIP OLD - BA							

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	DMS	4		0.200	AC	330,000.00	2.72095	C	1.00	CI11	1.100		0	987,723	197,500
Total Card Land Units						0.20	AC	Parcel Total Land Area: 0.20						Total Land Value		197,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	C-	Average Minus			
Stories	2				
Occupancy	3.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	15	Concr/Cinder			
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	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	02	10%			
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	444,200
Year Built	1940
Effective Year Built	1986
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	5
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	306,500
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,787	2,787	2,787	110.39	307,651	
BMT	Basement Area	0	128	26	22.42	2,870	
FPC	Open Porch Conc. Floor	0	42	6	15.77	662	
TQS	Three Quarter Story	1,274	1,415	1,203	93.85	132,796	
WDK	Wood Deck	0	40	2	5.52	221	
Ttl Gross Liv / Lease Area		4,061	4,412	4,024		444,200	

