

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
VHPC MAIN STREET LLC								Description	Code	Appraised	Assessed	
16 WAYLAND HILLS ROAD				SUPPLEMENTAL DATA				COMMERC.	3220	539,200	539,200	
WAYLAND MA 01778				Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 #DL 2 GIS ID F_987911_2700308				COM LAND	3220	219,600	219,600	
								Total		758,800	758,800	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
VHPC MAIN STREET LLC				32015	0052	05-13-2019	U	I	850,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BOSWORTH, WARREN C JR				13281	0252	10-05-2000	Q	I	250,000	00	2023	3220	539,200	2022	3220	489,700	2021	3220	483,800
PRIEM, WINDLE B & SUSAN S				2688	0223		U		0			3220	219,600		3220	219,600		3220	219,600
				Total							758,800		Total		709,300		Total		709,300

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																	

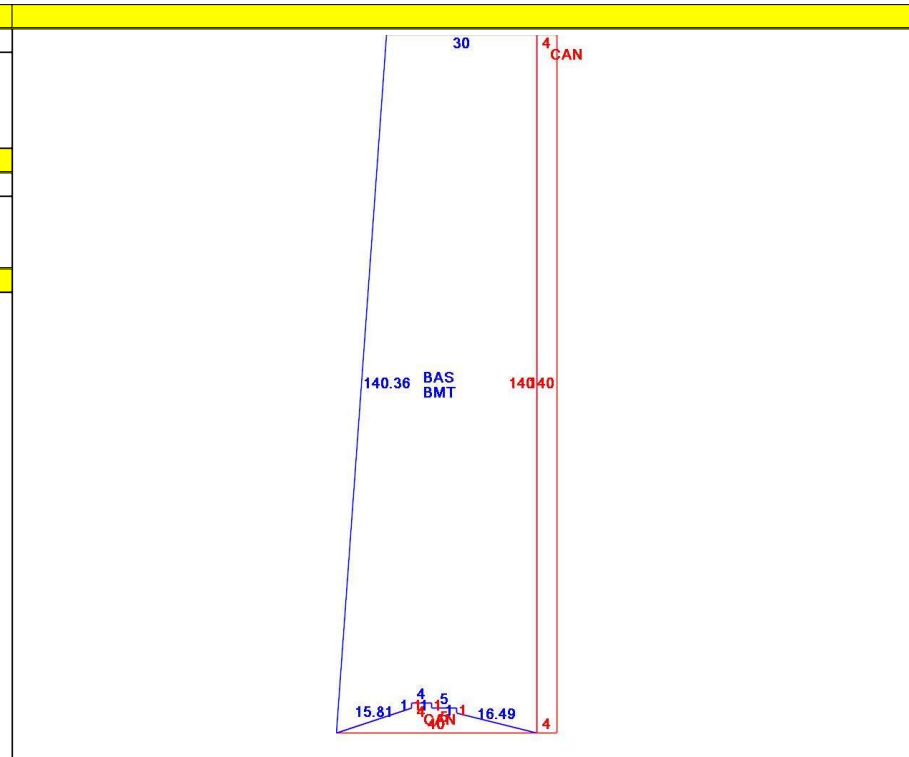
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B	Tracing	Batch												
CI11				HYAN												

NOTES												APPRAISED VALUE SUMMARY						
NO NAME												Appraised Bldg. Value (Card)						533,300
												Appraised Xf (B) Value (Bldg)						0
												Appraised Ob (B) Value (Bldg)						5,900
												Appraised Land Value (Bldg)						219,600
												Special Land Value						0
												Total Appraised Parcel Value						758,800
												Valuation Method						C
												Total Appraised Parcel Value						758,800

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
SIGN-22-44	04-07-2022	836	Sign	0		100		LAER REALTY PARTNERS		04-29-2020	GM	04		FR	Field Review
18-3071	09-18-2018	803	Addn Alt-Comm	1,500	10-02-2018	100	06-30-2019	Remove Exterior Partition that		10-17-2018	SR	01		03	Cycl Insp Comp
18-602	06-22-2018	881	Alt-Int work-Co	27,000	10-02-2018	100	06-30-2019	remove common wall with adjh		12-12-2014	JR	03		16	In Office Review
201306808	10-08-2013	CM	Commercial	0	06-30-2014	100	06-30-2014	PRECODE CERT OF OCCUP		06-10-2011	JR	01		03	Cycl Insp Comp
B31719	03-01-1988	RE	Remodel	15,000	03-15-1989	100	12-31-1989	HYALTER.							

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	DMS	4		0.330	AC	330,000.00	1.83287	C	1.00	CI11	1.100		0	665,346	219,600
Total Card Land Units						0.33	AC	Parcel Total Land Area: 0.33						Total Land Value		219,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	19	Brick Veneer			
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	05	Vinyl/Asphalt			
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	03	0 Full-3 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	3251				
Sewer Occupan					
			MIXED USE		
			Code	Description	Percentage
			3220	STORE/RTL M94	100
					0
					0
			COST / MARKET VALUATION		
			RCN		701,655
			Year Built	1950	
			Effective Year Built	1988	
			Depreciation Code	G	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	24	
			Functional Obsol	0	
			External Obsol		
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	76	
			RCNLD		533,300
			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	6,000	3.00	1985		32		0.00	5,800
SGN1	SIGN-1 SD W/	L	6	30.60	2000		62		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,782	4,782	4,782	120.85	577,904	
BMT	Basement Area	0	4,782	956	24.16	115,533	
CAN	Canopy	0	679	68	12.10	8,218	
Ttl Gross Liv / Lease Area		4,782	10,243	5,806		701,655	

