

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BAYRIDGE REALTY LLC 76 TUPPER ROAD #10 SANDWICH MA 02563								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
								COMMERC.	3400	622,500	622,500	
								COM LAND	3400	171,300	171,300	VISION
SUPPLEMENTAL DATA								Total		793,800	793,800	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_988009_2701135				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#								

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BAYRIDGE REALTY LLC				35448	282	10-27-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NORTH STREET EXCHANGE LLC				34575	134	10-15-2021	U	I	562,000	1	2023	3400	622,500	2022	3400	528,200	2021	3400	532,000
BN NORTH STREET LLC				20199	0053	08-26-2005	Q	I	635,000	00		3400	171,300		3400	171,200		3400	171,200
GRANBY, ALAN & HYLAND, JANICE				13538	0172	02-05-2001	U	I	120,000	1B								3400	4,200
GALLAGHER, JOHN ANTHONY ET ALS				7272	0098	08-15-1990	U	I	290,000	L									
		Total										793,800	Total		699,400		Total		707,400

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												APPRAISED VALUE SUMMARY			
1/3 OOC/BAXTER NYE/HAHESY INS				F=NE E = LOP				Appraised Bldg. Value (Card)				618,300			
								Appraised Xf (B) Value (Bldg)				0			
								Appraised Ob (B) Value (Bldg)				4,200			
								Appraised Land Value (Bldg)				171,300			
								Special Land Value				0			
								Total Appraised Parcel Value				793,800			
								Valuation Method				C			
								Total Appraised Parcel Value				793,800			

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		
BLDC-23-18	09-08-2023	860	Change of Use-	1,750,000		0		<div>Renovate interior and ext		04-30-2020	GM	04		FR	Field Review		
BLDC-23-11	06-02-2023	881	Alt-Int work-Co	15,000		100		Demo Interior to finalize struct		03-22-2017	JR	03		16	In Office Review		
201505952	09-14-2015	SG	Sign	0	01-29-2016	100	06-30-2016	REPLACE EXISTING FREES		07-13-2016	JR	01		03	Cycl Insp Comp		
										12-24-2014	JR	03		03	Cycl Insp Comp		
										03-03-2006	JR	03		20	Sale Review		
										09-28-2005	JK	22		22	Change of Address		

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	3400	OFFICE BLD M9	OM	4		0.160	AC	330,000.00	3.24337	C	1.00	CI09	1.000		0	1,070,322	171,300
Total Card Land Units						0.16	AC	Parcel Total Land Area: 0.16						Total Land Value		171,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	3.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		951,172
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1972
AC Type	04	Unit/AC	Effective Year Built		1987
Size Adj Tbl	3400	OFFICE BLD M94	Depreciation Code		A
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		25
Bath Split	00	0 Full-0 Half	Functional Obsol		5
Rms/Partitions	02	AVERAGE	External Obsol		5
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	05	STEEL	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	08	TYPICAL	Percent Good		65
Common Wall	00	0%	RCNLD		618,300
Wall Height	10.00		Dep % Ovr		
1st Floor Use:	3400		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
SGN2	DOUBLE SIDE	L	24	39.53	2015		92		0.00	900
SGNP	SIGN POST 6"	L	20	10.66	2015		92		0.00	200
FGPL	Flagpole-25'	L	1	2229.00	1990		42		0.00	900
FNC3	FENCE-6' CHAI	L	180	22.04	1990		42		0.00	1,700
PAT1	Patio- Average	L	182	5.89	1990		42		0.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,848	3,848	3,848	114.88	442,042	
BMT	Basement Area	0	3,848	770	22.99	88,454	
CAN	Canopy	0	60	6	11.49	689	
FUS	Upper Story	3,848	3,848	3,656	109.14	419,986	
Ttl Gross Liv / Lease Area		7,696	11,604	8,280		951,171	

