

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DUNROVIN LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
51 JOYCE ANN ROAD								COMMERC.	3400	1,662,900	1,662,900		
CENTERVILLE MA 02632								COM LAND	3400	198,400	198,400		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID						Plan Ref.							
Split Zonin						Land Ct#							
BID Parcel						#SR							
ResExpt Q						Life Estate							
#DL 1						PP STATU							
#DL 2						Assoc Pid#							
GIS ID F_987776_2700866						Total						1,861,300	1,861,300

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DUNROVIN LLC				35403	298	10-03-2022	Q	I	1,450,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BUELLER, COLLEEN R TR				25099	0347	12-17-2010	U	I	0	1	2023	3400	1,662,900	2022	3400	1,423,700	2021	3400	1,448,900
BUELLER, KARL W TR				10834	0283	07-02-1997	U	I	407,120	1B		3400	198,400		3400	198,400		3400	198,400
PACIFIC NORTHWEST CAPTL INC				10409	0001	09-15-1996	U	I	270,000	L								3400	9,200
COHEN, RICHARD J TR				5435	0300	12-04-1986	U		0										
Total										1,861,300	Total	1,622,100	Total	1,656,500					

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																	

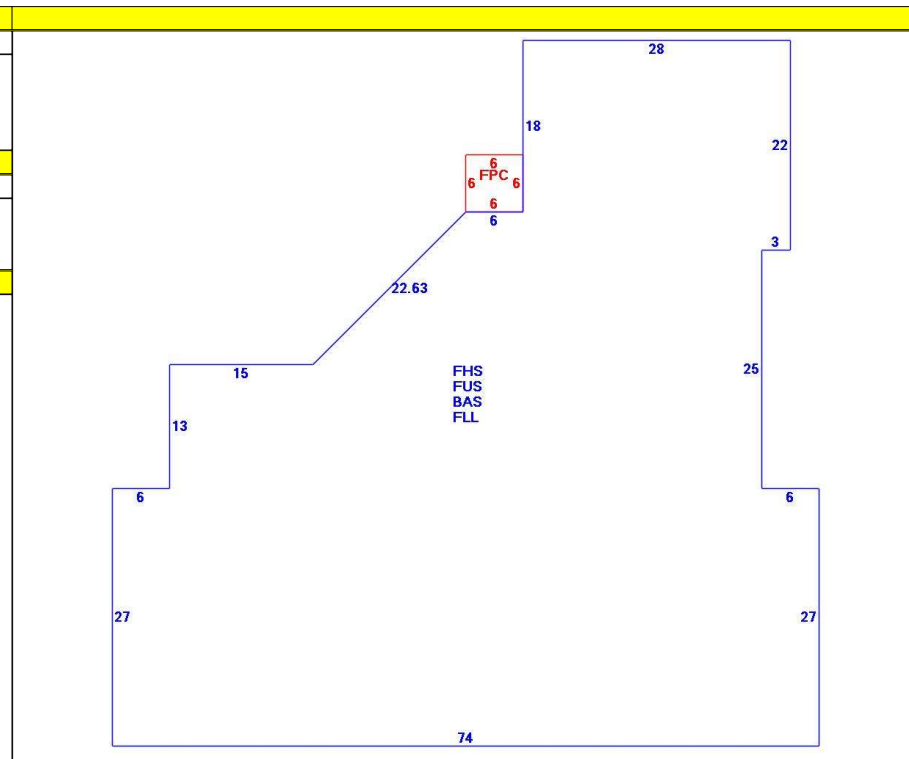
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY															
Nbhd	Nbhd Name		B	Tracing		Batch													
CI09						HYAN													

NOTES												VISIT / CHANGE HISTORY					
--WINTER ST PROF SUITES--						*LG COMMON AREAS*						Date	Id	Type	Is	Cd	Purpost/Result
(SPACE FOR LSE 5/20)												05-19-2023	LP			20	Sale Review
												04-30-2020	GM	04		FR	Field Review
												08-16-2018	SR	02		02	Bldg Permit Completed
												08-16-2018	SR	02		03	Cycl Insp Comp
												03-12-2018	MD	22		22	Change of Address
												01-08-2015	JR	03		16	In Office Review
												10-21-2011	NF	02		52	New Construction
Total Appraised Parcel Value												1,861,300					

BUILDING PERMIT RECORD												LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
19-731	03-12-2019	836	Sign	0		100		New 20 sq freestanding sign 3	05-19-2023	LP			20	Sale Review			
18-653	03-30-2018	881	Alt-Int work-Co	72,300	08-16-2018	100	05-24-2018	Repair of water damaged dryw	04-30-2020	GM	04		FR	Field Review			
18-47	01-04-2018	803	Addn Alt-Comm	5,000		100		exploratory removal of drywall,	08-16-2018	SR	02		02	Bldg Permit Completed			
201003259	07-06-2010	NR	New Roof	40,000	12-09-2010	100	06-30-2012	REROOF STRP OLD	08-16-2018	SR	02		03	Cycl Insp Comp			
201001361	04-01-2010	NW	New Windows	7,000	12-09-2010	100	06-30-2012	REPLACE SKYLITES	03-12-2018	MD	22		22	Change of Address			
200905450	11-10-2009	WD	Wood Deck	12,000	12-09-2010	100	06-30-2011	500' WDK; 50' RAIL-NVA	01-08-2015	JR	03		16	In Office Review			
49898	11-09-2000	NW	New Windows	5,000	01-01-2001	100			10-21-2011	NF	02		52	New Construction			

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	DV	4		0.320	AC	330,000.00	1.87878	C	1.00	CI09	1.000		0	620,004	198,400
Total Card Land Units						0.32	AC	Parcel Total Land Area: 0.32						Total Land Value		198,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	2.5				
Occupancy	8.00				
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	14	Carpet			
Interior Floor 2	11	Ceram Clay Til			
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	0				
Bath Split	00	0 Full-0 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	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		1,912,020
			Year Built		1987
			Effective Year Built		1996
			Depreciation Code		G
			Remodel Rating		04
			Year Remodeled		2018
			Depreciation %		18
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		82
			RCNLD		1,567,900
			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
SPR1	SPRINKLERS-	B	11,832	4.10	1998		82		0.00	39,800
PAV1	PAVING-ASPH	L	5,000	3.00	1988		38		0.00	5,700
FNC8	GATE, FENCE	L	1	1311.00	2018		98		0.00	1,300
PKBR	Parking Bumper	L	9	52.17	2018		98		0.00	500
FNC2	Fence-6' Wd	L	32	27.85	2018		98		0.00	900
ELEV	Elevator-Res-M	B	1	56058.00	1998		82		0.00	46,000
SGN2	DOUBLE SIDE	L	21	39.53	2018		98		0.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,944	3,944	3,944	136.51	538,413	
FHS	Half Story	3,155	3,944	2,958	102.39	403,810	
FLL	Fin Lowr Level	3,944	3,944	3,352	116.02	457,596	
FPC	Open Porch Conc. Floor	0	36	5	18.96	683	
FUS	Upper Story	3,944	3,944	3,747	129.70	511,519	
Ttl Gross Liv / Lease Area		14,987	15,812	14,006		1,912,021	

