

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TELLIER, EDWARD A & DOMOS, CAN EA TELLIER REALTY TRUST II 93 BIRCH HILL ROAD BELMONT MA 02178						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3220	286,500	286,500	
						COM LAND	3220	191,200	191,200	VISION
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 6 & 7 #DL 2 GIS ID F_988157_2703232				Plan Ref. Land Ct# 10504-C #SR Life Estate PP STATU Assoc Pid#		Total		477,700	477,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TELLIER, EDWARD A & DOMOS, CANDACE		C181 0	11-28-2006	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
E A TELLIER FAMILY, LP 2		C166 0	09-18-2002	U	I	10	1B	2023	3220	286,500	2022	3220	260,600	2021	3220	253,000
TELLIER, EDWARD A		C133 0	03-15-1994	U	I	256,000	1		3220	191,200		3220	191,200		3220	191,200
MEDEIROS, PAUL J TR		C121 0	09-15-1990	U	I	250,000	1L								3220	7,600
LINDQUIST REALTY CORP		C398 0	04-28-1967	U		0		Total		477,700	Total		451,800	Total		451,800

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			
CI09				HYAN			

NOTES										VISIT / CHANGE HISTORY						
-MINUTEMAN PRESS -INTERNATIONAL ENTERPRISES										Date	Id	Type	Is	Cd	Purpost/Result	
										04-29-2020	GM	04		FR	Field Review	
										03-13-2017	TR	03		16	In Office Review	
										05-20-2003	PT	02		01	Meas/Est	
										02-08-2002	GB	02		01	Meas/Est	
										Total Appraised Parcel Value						477,700

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-21-19	09-13-2021	803	Addn Alt-Comm	16,200		100		Repair cracked CMU block wal		04-29-2020	GM	04		FR	Field Review	
16-969	04-20-2016	836	Sign	0	06-30-2017	100	06-30-2017	1) 20 sq ladder max 8' 2 tenant		03-13-2017	TR	03		16	In Office Review	
53133	05-02-2001	NR	New Roof	8,000	01-01-2002	100	06-30-2002			05-20-2003	PT	02		01	Meas/Est	
										02-08-2002	GB	02		01	Meas/Est	

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		0.260 AC	330,000.00	2.22843	C	1.00	CI09	1.000		0	735,372	191,200
Total Card Land Units						0.26 AC	Parcel Total Land Area: 0.26						Total Land Value		191,200	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	17	Store									
Model	94	Commercial									
Grade	C	Average									
Stories	1										
Occupancy	2.00										
Exterior Wall 1	15	Concr/Cinder									
Exterior Wall 2	19	Brick Veneer									
Roof Structure	01	Flat									
Roof Cover	02	Rolled Compos									
Interior Wall 1	03	Plastered									
Interior Wall 2											
Interior Floor 1	05	Vinyl/Asphalt									
Interior Floor 2	14	Carpet									
Heating Fuel	03	Gas									
Heating Type	05	Hot Water									
AC Type	01	None									
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	03	HEAT ONLY									
Frame Type	03	MASONRY									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	08	TYPICAL									
Common Wall	00	0%									
Wall Height	10.00										
1st Floor Use:	325I										
Sewer Occupan											

MIXED USE		
Code	Description	Percentage
3220	STORE/RTL M94	100
		0
		0

COST / MARKET VALUATION		
RCN		376,835
Year Built		1940
Effective Year Built		1986
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	26	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	74	
RCNLD		278,900
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
PAV1	PAVING-ASPH	L	7,000	3.00	1985		32		0.00	6,700
PKBR	Parking Bumper	L	4	52.17	1985		32		0.00	100
SGN2	DOUBLE SIDE	L	20	39.53	2016		94		0.00	700
SGNP	SIGN POST 6"	L	12	10.66	2016		94		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,880	2,880	2,880	109.04	314,029	
BMT	Basement Area	0	2,880	576	21.81	62,806	
Ttl Gross Liv / Lease Area		2,880	5,760	3,456		376,835	

