

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WILBUR, NANCY K TR WINTHROP V WILBUR JR REV TRUS 26 FOREST GATE						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
YARMOUTH PO MA 02675						COMMERC. COM LAND	3390 3390	805,900 504,900	805,900 504,900	
SUPPLEMENTAL DATA										VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 266 & 273B #DL 2 GIS ID F_986914_2705080			Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#							
						Total		1,310,800	1,310,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WILBUR, NANCY K TR		BA19	0	10-20-2018	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WILBUR, WINTHROP V, JR & NANCY K TRS		C210	0	07-18-2016	U	I	0	1F	2023	3390	805,900	2022	3390	628,500	2021	3390	586,900
WILBUR, NANCY K		#D47	0	12-27-1988	U		0			3390	504,900		3390	441,800		3390	441,800
WILBUR, WINTHROP V, JR & NANCY K		C1163	0	12-27-1988	U	V	1	A								3390	41,700
WILBUR, WINTHROP V SR & NANCY K		C391	0	12-01-1968	U		0		Total		1,310,800	Total		1,070,300	Total		1,070,400

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			
CI17				HYAN			

NOTES														VISIT / CHANGE HISTORY					
--CAPE TIRE SVC--														Date	Id	Type	Is	Cd	Purpost/Result
														04-29-2020	GM	04		FR	Field Review
														05-31-2012	JR	01		03	Cycl Insp Comp
														Total Appraised Parcel Value				1,310,800	

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
201507718	11-16-2015	RW	Repair Work	148,000	05-23-2016	100	06-30-2016	EMERGENCY REPAIR OF VI	04-29-2020	GM	04		FR	Field Review
12739	01-16-1996	NR	New Roof	58,000	01-01-1997	100	12-31-1997	roof - re	05-31-2012	JR	01		03	Cycl Insp Comp

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	3390	SERVICE SHOP	HB	4		0.780	AC	330,000.00	0.98084	C	1.00	CI17	2.000		0	647,361	504,900
Total Card Land Units						0.78	AC	Parcel Total Land Area: 0.78					Total Land Value		504,900		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	27	Auto Svc Shp			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1.2				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	27	Pre-finish Metl			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	02	Oil			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	3390	SERVICE SHOP			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	04	CEIL & MIN WL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3320				
Sewer Occupan					
			RCN		979,732
			Year Built		1965
			Effective Year Built		1991
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		22
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		78
			RCNLD		764,200
			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	20,000	3.00	1996		54		0.00	32,400
SGN3	DBL SIDED W/I	L	50	199.92	2001		64		0.00	6,400
SPOS	SIGN POST ST	L	20	223.96	2001		64		0.00	2,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	10,661	10,661	10,661	89.33	952,395	
CAN	Canopy	0	50	5	8.93	447	
MZ1	Mezz Unfin	376	752	301	35.76	26,890	
Ttl Gross Liv / Lease Area		11,037	11,463	10,967		979,732	

