

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
83 PEARL STREET LLC							Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
68 WIANNO AVENUE							COMMERC.	3400	598,200	598,200	
OSTERVILLE MA 02655							COM LAND	3400	329,900	329,900	<b>VISION</b>
SUPPLEMENTAL DATA							Total				
Alt Prcl ID Split Zonin RB;DN BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_988622_2699742				Plan Ref. Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#			928,100				

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
83 PEARL STREET LLC			34108	064	05-13-2021	U	I	725,000	11	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAPE COD & ISLANDS CHILD DEV PRGM			2048	0048	12-15-1962	U	V	0		2023	3400	598,200	2022	3400	598,200	2021	3400	539,100
											3400	305,200		3400	215,400		3400	218,700
																	3400	24,200
										Total		903,400	Total		813,600	Total		782,000

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		Appraised Bldg. Value (Card)						451,400		
0107								HYAN		Appraised Xf (B) Value (Bldg)						122,700		
								Appraised Ob (B) Value (Bldg)						24,100				
								Appraised Land Value (Bldg)						329,900				
								Special Land Value						0				
								Total Appraised Parcel Value						928,100				
								Valuation Method						C				
								Total Appraised Parcel Value						928,100				

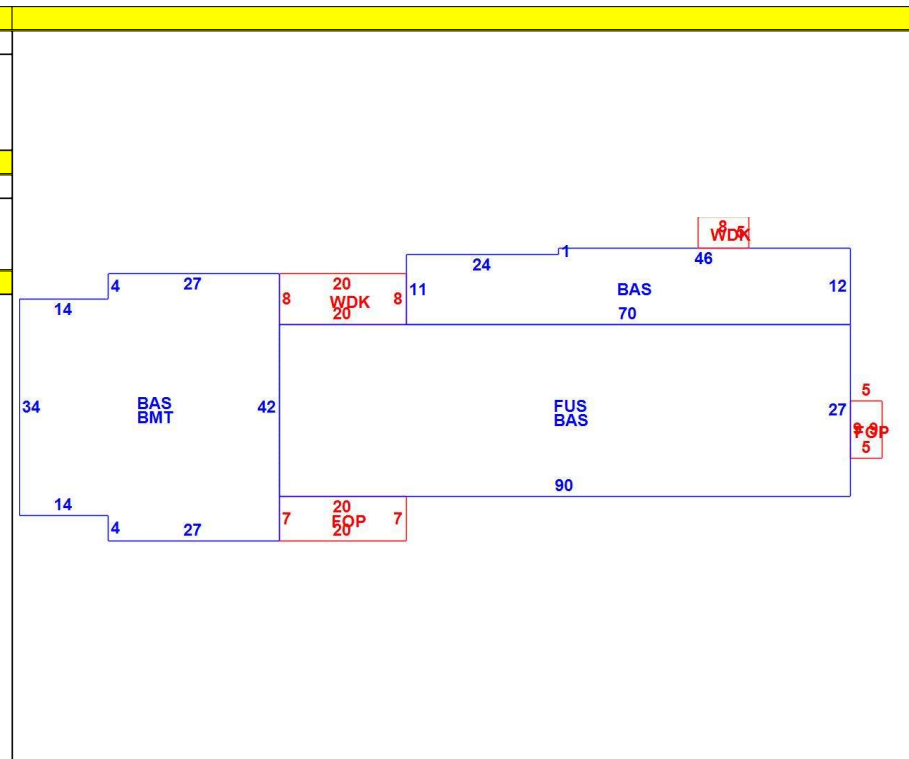
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
19-3248	10-01-2019	803	Addn Alt-Comm	0	06-30-2020	100	06-30-2020	South Shore Community Actio	04-30-2020	GM	04		FR	Field Review
17-157	02-07-2017	881	Alt-Int work-Co	4,000	06-30-2017	100	06-30-2017	To demo bathroom floor, rebuil	04-27-2020	RB	03		16	In Office Review
201400833	02-19-2014	CM	Commercial	4,700	06-30-2014	100	06-30-2014	SIDE UPPER GBL ENDSOF B	03-04-2019	RB	03		16	In Office Review
201304235	07-17-2013	RE	Remodel	7,529	06-30-2014	100	06-30-2014	REMOV EXIST WALL REPLC	05-18-2018	RB	03		16	In Office Review
66726	01-30-2003	NW	New Windows	15,950	06-30-2003	100	01-01-2004		02-28-2017	RB	03		16	In Office Review
31524	06-11-1998	AD	Addition	25,000	01-01-1999	100	06-30-1999		03-02-2015	NF	03		16	In Office Review
9930	07-01-1995	AD	Addition	7,200	01-15-1996	100	06-30-1996	HY RAMP	02-25-2014	NF	03		16	In Office Review

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	SPLI	4		1.500	AC	176,344.00	0.73333	5	1.00	0107	1.400		0	181,052.38	271,600	
Total Card Land Units						1.50	AC	Parcel Total Land Area: 3.45					Total Land Value					329,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	94	Commercial			
Grade	C	Average			
Stories	1.75				
Occupancy	0.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood	RCN		613,038
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1900
Heating Type	05	Hot Water	Effective Year Built		1974
AC Type	01	None	Depreciation Code		A
Size Adj Tbl	010C	Single Fam M94	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		35
Full Bathrooms	0		Functional Obsol		0
Bath Split	00	0 Full-0 Half	External Obsol		0
Rms/Partitions	01	LIGHT	Trend Factor		1
Heat/AC	03	HEAT ONLY	Condition		
Frame Type	02	WOOD FRAME	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		65
Ceiling/Wall	06	CEIL & WALLS	RCNLD		398,500
Common Wall	02	10%	Dep % Ovr		
Wall Height	8.00		Dep Ovr Comment		
1st Floor Use:	9050		Misc Imp Ovr		
Sewer Occupan			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
SHED	Shed	L	192	18.00	1990		42		0.00	1,500
PAV1	PAVING-ASPH	L	10,000	3.00	1999		60		0.00	18,000
OFLC	Office Finish-Lo	B	3,214	44.54	1974		65	C	1.00	93,000
WDC	Wood Decking	L	200	20.00	1981		24		0.00	1,100
FOP	Open Porch-roo	B	185	55.00	1974		65		0.00	5,500
BMT	Basement-Unfin	B	1,610	26.01	1974		65		0.00	24,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,856	4,856	4,856	81.47	395,603	
BMT	Basement Area	0	1,610	322	16.29	26,232	
FOP	Open Porch	0	185	28	12.33	2,281	
FUS	Upper Story	2,430	2,430	2,309	77.41	188,107	
WDC	Wood Deck	0	200	10	4.07	815	
Ttl Gross Liv / Lease Area		7,286	9,281	7,525		613,038	



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68 WIANNO AVENUE								COMMERC.	3400	598,200	598,200	
OSTERVILLE MA 02655								COM LAND	3400	329,900	329,900	<b>VISION</b>
SUPPLEMENTAL DATA												
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									Total	928,100	928,100	

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83 PEARL STREET LLC				34108 064	05-13-2021	U	I	725,000	11	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAPE COD & ISLANDS CHILD DEV PRGM				2048 0048	12-15-1962	U	V	0		2023	3400	598,200	2022	3400	598,200	2021	3400	539,100
											3400	305,200		3400	215,400		3400	218,700
																	3400	24,200
									Total	903,400	Total	813,600	Total	782,000				

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												
0107				HYAN												

NOTES												APPRAISED VALUE SUMMARY					
												Appraised Bldg. Value (Card)	451,400				
												Appraised Xf (B) Value (Bldg)	122,700				
												Appraised Ob (B) Value (Bldg)	24,100				
												Appraised Land Value (Bldg)	329,900				
												Special Land Value	0				
												Total Appraised Parcel Value	928,100				
												Valuation Method	C				
												Total Appraised Parcel Value	928,100				

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	
									04-01-2021	SR	02		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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
2	3400	OFFICE BLD M9	SPLI	4		1.000 AC	39,600.00	1.00000	R	1.00	0107	1.400		0	55,440	55,400	
2	3400	OFFICE BLD M9	SPLI	4		0.950 AC	3,300.00	0.92105	M	1.00	WTLD	1.000	WETLAND	0	3,039.63	2,900	
						Total Card Land Units	1.95 AC	Parcel Total Land Area: 3.45								Total Land Value	329,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	94	Commercial			
Grade	D-	Below Average			
Stories	1.5				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
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	12	Hardwood	RCN		81,348
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water	Year Built		1900
AC Type	01	None	Effective Year Built		1974
Size Adj Tbl	3400	OFFICE BLD M94	Depreciation Code		A
Total Rooms	4		Remodel Rating		
Bedrooms	0		Year Remodeled		
Full Bathrooms	1		Depreciation %		35
Bath Split			Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	03	HEAT ONLY	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	06	CEIL & WALLS	Percent Good		65
Common Wall			RCNLD		52,900
Wall Height	8.00		Dep % Ovr		
1st Floor Use:			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
SHD2	Shed w/Elec	L	240	26.00	1985		32		0.00	2,000
WDC	Wood Decking	L	181	20.00	1986		34		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	670	670	670	79.83	53,487	
TQS	Three Quarter Story	360	400	340	67.86	27,143	
WDK	Wood Deck	0	181	9	3.97	718	
Ttl Gross Liv / Lease Area		1,030	1,251	1,019		81,348	

