

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
235 OCEAN STREET LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA VISION
28 JACOME WAY								COMMERC.	3260	637,700	637,700	
MIDDLETOWN RI 02842								COM LAND	3260	310,100	310,100	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_989478_2698900								Plan Ref. 73/115 Land Ct# #SR Life Estate PP STATU Assoc Pid#				
								Total		947,800	947,800	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
235 OCEAN STREET LLC				29618 0125	04-29-2016	U	I	976,800	1V	Year	Code	Assessed	Year	Code	Assessed
FOLINO, ANTHONY J JR TR				18313 0078	03-12-2004	Q	I	850,000	00	2023	3260	637,700	2022	3260	491,100
TRAVIS, ROGER E & HAAG, ROBERT F TRS				4504 0257	04-26-1985	Q	I	275,000	U		3260	310,100		3260	279,100
MCNULTY, JOHN J TR				3275 0326	04-28-1981	U		0		Total		947,800	Total		770,200
		Total								Total		947,800	Total		749,900

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI23			Batch HYAN

NOTES			
--HARBORVIEW RESTAURANT--			

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
EXPC-23-3	03-09-2023	835	Sid/Wind/Roof/	35,000		100		Remove existing sidewall shin	08-01-2021	CK	02		03	Cycl Insp Comp
19-2833	08-30-2019	835	Sid/Wind/Roof/	4,000	06-30-2020	100	06-30-2020	3 rail sections, 5 post sleeves	04-29-2020	GM	04		FR	Field Review
18-906	04-20-2018	803	Addn Alt-Comm	8,000	06-30-2018	100	06-30-2018	remove exterior staircase and	05-03-2016	AL	03		16	In Office Review
18-978	04-09-2018	835	Sid/Wind/Roof/	8,000	06-30-2018	100	06-30-2018	re-roof 25 sq	01-14-2015	JR	03		03	Cycl Insp Comp
201503468	06-15-2015	CM	Commercial	1,500	06-30-2016	100	06-30-2016	ADD ONE WATERCLOSET IN	03-30-2012	JR	03		02	Bldg Permit Completed
201102429	05-27-2011	CM	Commercial	17,000	09-14-2011	100	06-30-2012	KIT EXHAUST HOOD	09-14-2011	MK	02		52	New Construction
201102457	05-16-2011	CM	Commercial	13,000	09-14-2011	100	06-30-2012	INSTALL CENTRAL HEAT/CO	11-12-2008	JG	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	3260	REST/CLUBS M	HH	4		0.210 AC	275,000.00	2.14759	0	1.00	CI23	2.500	W/136		0	1,476,475	310,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
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		835,464
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1950
Heating Type	05	Hot Water	Effective Year Built		1988
AC Type	03	Central	Depreciation Code		G
Size Adj Tbl	3260	REST/CLUBS M94	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		24
Full Bathrooms	0		Functional Obsol		0
Bath Split	00	0 Full-0 Half	External Obsol		0
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	02	HEAT/AC SPLIT	Condition		
Frame Type	02	WOOD FRAME	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		76
Ceiling/Wall	06	CEIL & WALLS	RCNLD		635,000
Common Wall	00	0%	Dep % Ovr		
Wall Height	12.00		Dep Ovr Comment		
1st Floor Use:	3260		Misc Imp Ovr		
Sewer Occupan			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

MIXED USE		
Code	Description	Percentage
3260	REST/CLUBS M94	100
		0
		0

COST / MARKET VALUATION		
RCN		835,464
Year Built		1950
Effective Year Built		1988
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		24
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		76
RCNLD		635,000
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	1,640	3.00	1996		54		0.00	2,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,976	1,976	1,976	209.23	413,443
BMT	Basement Area	0	1,619	324	41.87	67,791
FPC	Open Porch Conc. Floor	0	628	94	31.32	19,668
FUS	Upper Story	1,619	1,619	1,538	198.76	321,799
UST	Utility Enclosure	0	300	30	20.92	6,277
WDK	Wood Deck	0	628	31	10.33	6,486
Ttl Gross Liv / Lease Area		3,595	6,770	3,993		835,464

