

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BORNHAM ASSOCIATES LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
171 LOCKE DRIVE SUITE 114								COMMERC.	3220	850,700	850,700		
MARLBOROUGH MA 01752								COM LAND	3220	202,100	202,100		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID						Plan Ref.							
Split Zonin						Land Ct# 15853-C; 15379-A							
ResExpt Q						Life Estate							
#DL 1 LOTS 3 & 4; UNNUM LOT				#DL 2				PP STATU					
GIS ID F_988934_2700996				Assoc Pid#				Total				1,052,800	1,052,800

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
BORNHAM ASSOCIATES LLC							D136	0	04-26-2019	U	I	100	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
LBM FINANCIAL LLC							D136	0	03-08-2019	U	I	429,338	1V	2023	3220	850,700	2022	3220	773,900	2021	3220	775,700	
ONE OCEAN STREET LLC							#D12	0	10-31-2014	U	I	200,000	1B		3220	202,100		3220	202,100		3220	202,100	
EAST MAIN STREET BUILDING 57 LLC							#D12	0	10-20-2014	U	I	190,000	1B										
LBM FINANCIAL LLC							C198	0	11-06-2012	U	I	1,000,000	1L										
Total														Total		1,052,800	Total		976,000	Total		977,800	

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				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
CI11				HYAN			

NOTES												VISIT / CHANGE HISTORY					
VAC FOR SALE 5/20												Date	Id	Type	Is	Cd	Purpost/Result
												07-10-2021	CK	02		03	Cycl Insp Comp
												04-29-2020	GM	04		FR	Field Review
												12-05-2012	DR	03		16	In Office Review
												03-27-2012	DR	03		16	In Office Review
												06-11-2010	DR	22		22	Change of Address
												06-05-2009	MK	02		14	Cyclical Inspection
												05-01-2007	JK	03		16	In Office Review
Total Appraised Parcel Value																1,052,800	

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
201408605	12-09-2014	NR	New Roof	2,500	06-30-2015	100	06-30-2016	RUBBER ROOF REPAIR	07-10-2021	CK	02		03	Cycl Insp Comp
B31777	04-01-1988	RE	Remodel	72,000	01-15-1989	100	12-31-1989	HY ALTER	04-29-2020	GM	04		FR	Field Review
B20110	04-01-1978	RE	Remodel	0	01-15-1981	100	12-31-1981	HY REMODE	12-05-2012	DR	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	3220	STORE/RTL M94	DMS	4		0.220	AC	330,000.00	2.53099	C	1.00	CI11	1.100		0	918,753	202,100
Total Card Land Units						0.22	AC	Parcel Total Land Area: 0.22						Total Land Value		202,100	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	17	Store					
Model	94	Commercial					
Grade	C+	Average Plus					
Stories	1						
Occupancy	1.00						
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	12	Hardwood					
Interior Floor 2							
Heating Fuel	03	Gas					
Heating Type	04	Hot Air					
AC Type	03	Central					
Size Adj Tbl	3220	STORE/RTL 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	05	SUS-CEIL & WL					
Common Wall	00	0%					
Wall Height	14.00						
1st Floor Use:	325I						
Sewer Occupan							

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

COST / MARKET VALUATION		
RCN		1,274,770
Year Built		1915
Effective Year Built		1974
Depreciation Code		F
Remodel Rating		03
Year Remodeled		1988
Depreciation %		35
Functional Obsol		
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		65
RCNLD		828,600
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	8,289	4.10	1974		65		0.00	22,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,876	7,876	7,876	130.79	1,030,070	
BMT	Basement Area	0	7,533	1,507	26.16	197,094	
FOP	Open Porch	0	35	5	18.68	654	
FUS	Upper Story	378	378	359	124.21	46,952	
Ttl Gross Liv / Lease Area		8,254	15,822	9,747		1,274,770	

