

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RAPP FAMILY LP								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
749 MAIN STREET								RESIDENTL	0111	330,300	330,300	
OSTERVILLE MA 02655								RES LAND	0111	99,200	99,200	
				<b>SUPPLEMENTAL DATA</b>				COMMERC.	031S	330,300	330,300	
				Alt Prcl ID Split Zonin #DL 1 LOT UNNUM #DL 2 GIS ID F_989726_2701517				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#	COMMERC.	031S	99,200	
								COMMERC.	3160	255,100	255,100	<b>VISION</b>
								COMMERC.	3222	94,600	94,600	
								Total		1,208,700	1,208,700	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RAPP FAMILY LP				C187	0	10-07-2008	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RAPP, KEITH M TR				C1162	0	12-15-1988	U	I	1	A	2023	0111	330,300	2022	0111	246,250	2021	0111	248,350
RAPP, KEITH M				C818	0		U		0			0111	99,200		0111	99,200		0111	99,200
MALCHMAN, SAMUEL				C818	0		U		0			031S	330,300		031S	246,250		031S	248,350
												031S	99,200		031S	99,200		031S	99,200
											Total		1,208,700	Total		1,009,600	Total		976,700

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																

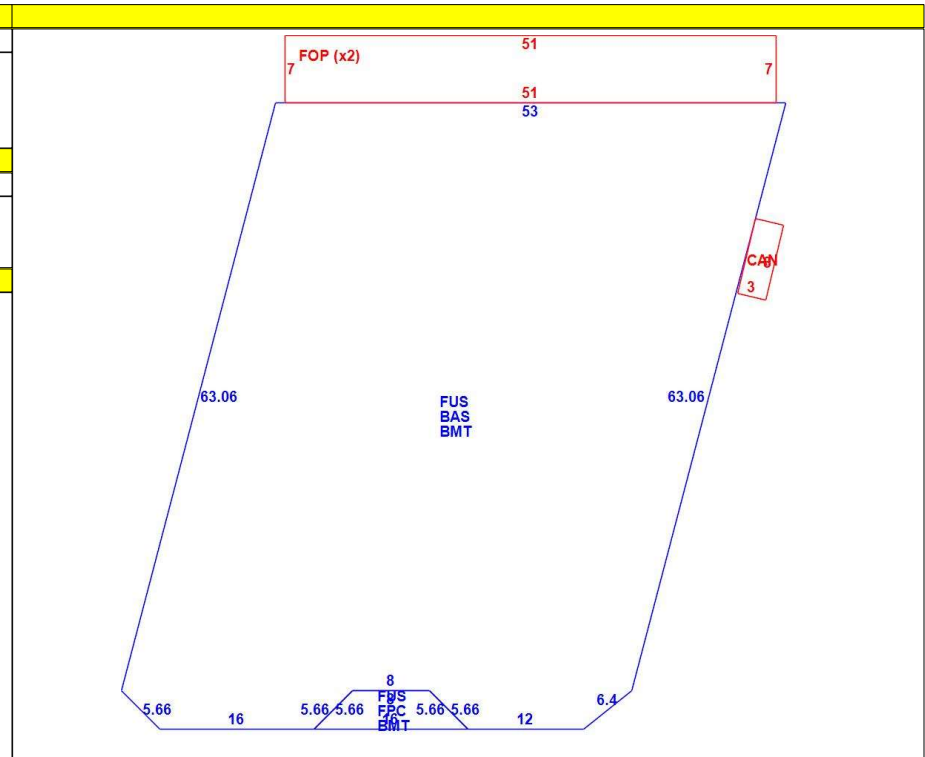
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
CI09				HYAN			

NOTES				APPRAISED VALUE SUMMARY			
COOKS SUPPLY - BAS APTS UP				Appraised Bldg. Value (Card)	1,002,400		
				Appraised Xf (B) Value (Bldg)	0		
				Appraised Ob (B) Value (Bldg)	7,900		
				Appraised Land Value (Bldg)	198,400		
				Special Land Value	0		
				Total Appraised Parcel Value	1,208,700		
				Valuation Method	C		
				Total Appraised Parcel Value	1,208,700		

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
201508388	12-11-2015	NR	New Roof	13,000	06-30-2016	100	06-30-2016	REMOVE EXISTING DBLE H	07-10-2021	CK	01		03	Cycl Insp Comp
201505434	08-26-2015	NW	New Windows	4,000	06-30-2016	100	06-30-2016	REPLACE ONE EXISTING WI	04-29-2020	GM	04		FR	Field Review
201201158	03-08-2012	CM	Commercial	70,000	06-30-2012	100	06-30-2012	CHNG WAREHSE INTO COO	07-29-2013	JR	03		02	Bldg Permit Completed
201106239	11-10-2011	CM	Commercial	10,000	06-30-2012	100	06-30-2012	REROOF 50SQ-STRIPPING						
200707408	11-27-2008	CM	Commercial	12,000	06-30-2009	100	06-30-2009	RUBBER ROOF						

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	031S	MU STORE	DMS	4		0.320	AC	330,000.00	1.87878	C	1.00	CI09	1.000		0	620,004	198,400
Total Card Land Units						0.32	AC	Parcel Total Land Area: 0.32						Total Land Value		198,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Mixed Use			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	2				
Occupancy	0.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Size Adj Tbl	0325	STORE/APTS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	02	10%			
Wall Height	12.00				
1st Floor Use:	3251				
Sewer Occupan					
			<b>MIXED USE</b>		
			Code	Description	Percentage
			031S	MU STORE	50
			0111	APTS 4-8 RES TYP	50
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		943,721
			Year Built		1914
			Effective Year Built		1981
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		30
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		70
			RCNLD		660,600
			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,379	3,379	3,379	126.91	428,837	
BMT	Basement Area	0	3,427	685	25.37	86,935	
CAN	Canopy	0	24	2	10.58	254	
FOP	Open Porch	0	714	107	19.02	13,580	
FPC	Open Porch Conc. Floor	0	48	7	18.51	888	
FUS	Upper Story	3,427	3,427	3,256	120.58	413,227	
Ttl Gross Liv / Lease Area		6,806	11,019	7,436		943,721	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RAPP FAMILY LP							Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
749 MAIN STREET			<b>SUPPLEMENTAL DATA</b>			RESIDNTL	0111	330,300	330,300		
OSTERVILLE MA 02655			Alt Prcl ID			RES LAND	0111	99,200	99,200		
			Split Zonin			COMMERC.	031S	330,300	330,300		
			Plan Ref.			COM LAND	031S	99,200	99,200		
			Land Ct#			COMMERC.	3160	255,100	255,100		
			#SR			COMMERC.	3222	94,600	94,600		
			Life Estate			Total		1,208,700	1,208,700		
			PP STATU								
			Assoc Pid#								

**VISION**

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)			
RAPP FAMILY LP	C187	0	10-07-2008	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RAPP, KEITH M TR	C1162	0	12-15-1988	U	I	1	A	2023	0111	330,300	2022	0111	246,250	2021	0111	248,350
RAPP, KEITH M	C818	0		U		0			0111	99,200		0111	99,200		0111	99,200
MALCHMAN, SAMUEL	C818	0		U		0			031S	330,300		031S	246,250		031S	248,350
									031S	99,200		031S	99,200		031S	99,200
									Total	1,208,700		Total	1,009,600		Total	976,700

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 1,002,400			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

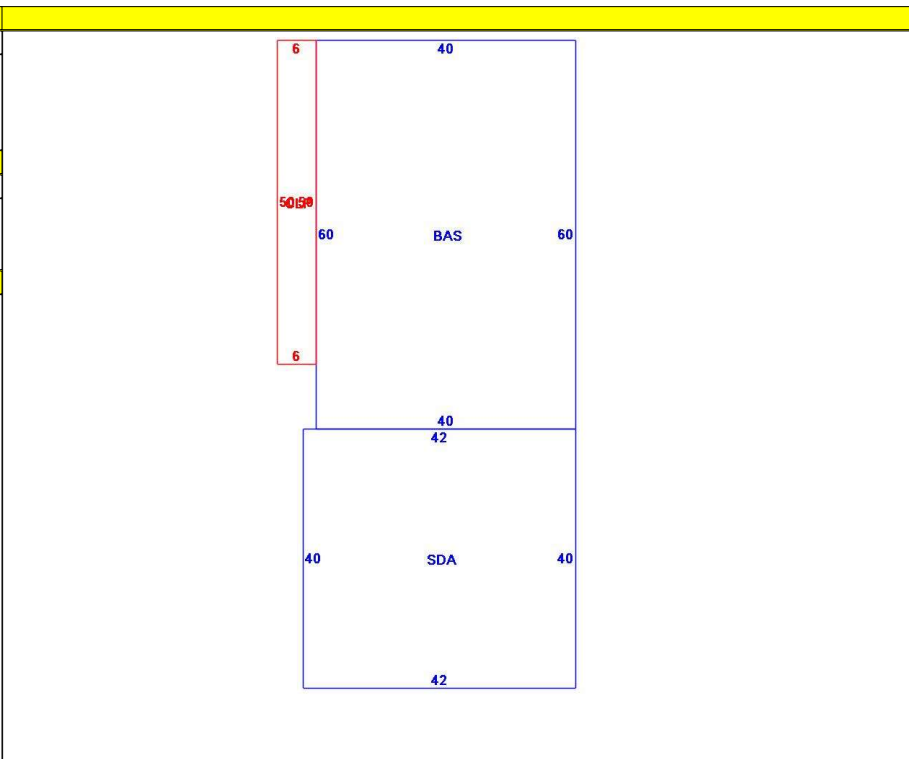
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI09			Batch HYAN

NOTES			
BAKERY facing Pleasant st.			
Appraised Land Value (Bldg) 198,400			
Special Land Value 0			
Total Appraised Parcel Value 1,208,700			
Valuation Method C			
Total Appraised Parcel Value 1,208,700			

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

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
2	316I	COMM WHSE M	DMS	4		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 0.32						Total Land Value		198,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	40	Warehouse-Masonry			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	17	Stucco/Masonry			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-No Duc			
AC Type	01	None			
Size Adj Tbl	316I	COMM WHSE M96			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	00	NONE			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	325I				
Sewer Occupan					
			<b>MIXED USE</b>		
			Code	Description	Percentage
			316I	COMM WHSE M96	100
					0
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		334,109
			Year Built		1964
			Effective Year Built		1985
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		26
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		74
			RCNLD		247,200
			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
LDW	Loading Dock w	L	300	38.85	1987		68		0.00	7,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,400	2,400	2,400	73.75	177,012	
CLP	Loading Platform	0	300	30	7.38	2,213	
SDA	Fin Display Area	1,680	1,680	2,100	92.19	154,885	
Ttl Gross Liv / Lease Area		4,080	4,380	4,530		334,110	



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>
RAPP FAMILY LP								Description	Code	Appraised	Assessed	
749 MAIN STREET				<b>SUPPLEMENTAL DATA</b>				RESIDENTL	0111	330,300	330,300	
OSTERVILLE MA 02655				Alt Prcl ID				RES LAND	0111	99,200	99,200	
				Split Zonin				COMMERC.	031S	330,300	330,300	
				ResExpt Q				COM LAND	031S	99,200	99,200	
				#DL 1 LOT UNNUM				COMMERC.	3160	255,100	255,100	
				#DL 2				COMMERC.	3222	94,600	94,600	
				GIS ID F_989726_2701517				Total				1,208,700

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RAPP FAMILY LP	C187	0	10-07-2008	U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
RAPP, KEITH M TR	C1162	0	12-15-1988	U	I			1	A	2023	0111	330,300	2022	0111	246,250	2021	0111	248,350	
RAPP, KEITH M	C818	0		U				0			0111	99,200		0111	99,200		0111	99,200	
MALCHMAN, SAMUEL	C818	0		U				0			031S	330,300		031S	246,250		031S	248,350	
											031S	99,200		031S	99,200		031S	99,200	
Total										1,208,700		Total		1,009,600		Total		976,700	

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			

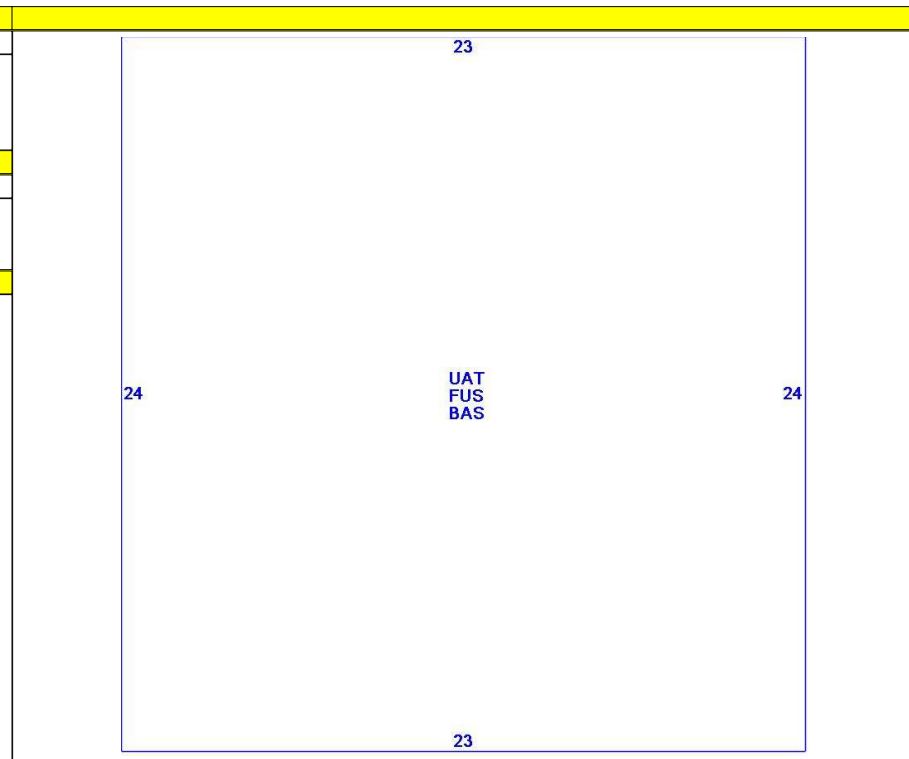
NOTES				APPRAISED VALUE SUMMARY			
				Appraised Bldg. Value (Card)	1,002,400		
				Appraised Xf (B) Value (Bldg)	0		
				Appraised Ob (B) Value (Bldg)	7,900		
				Appraised Land Value (Bldg)	198,400		
				Special Land Value	0		
				Total Appraised Parcel Value	1,208,700		
				Valuation Method	C		
				Total Appraised Parcel Value	1,208,700		

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	

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
3	3222	COMM BLDG	DMS	4		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 0.32						Total Land Value		198,400



CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	12	Comm Bldg							
Model	94	Commercial							
Grade	C	Average							
Stories	2								
Occupancy	1.00								
Exterior Wall 1	14	Wood Shingle							
Exterior Wall 2	11	Clapboard							
Roof Structure	03	Gable/Hip							
Roof Cover	03	Asph/F Gls/Cmp							
Interior Wall 1	05	Drywall							
Interior Wall 2									
Interior Floor 1	09	Pine/Soft Wood							
Interior Floor 2									
Heating Fuel	03	Gas							
Heating Type	04	Hot Air							
AC Type	03	Central							
Size Adj Tbl	3222	COMM BLDG							
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	02	WOOD FRAME							
Baths/Plumbing	02	AVERAGE							
Ceiling/Wall	08	TYPICAL							
Common Wall	00	0%							
Wall Height	8.00								
1st Floor Use:	3251								
Sewer Occupan									
<b>MIXED USE</b>									
		Code	Description	Percentage					
		3222	COMM BLDG	100					
				0					
				0					
<b>COST / MARKET VALUATION</b>									
		RCN		145,535					
		Year Built		1900					
		Effective Year Built		1974					
		Depreciation Code		A					
		Remodel Rating							
		Year Remodeled							
		Depreciation %		35					
		Functional Obsol		0					
		External Obsol		0					
		Trend Factor		1					
		Condition							
		Condition %							
		Percent Good		65					
		RCNLD		94,600					
		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	552	552	552	119.88	66,174	
FUS	Upper Story	552	552	524	113.80	62,818	
UAT	Attic, Unfinished	0	552	138	29.97	16,544	
Ttl Gross Liv / Lease Area		1,104	1,656	1,214		145,536	

