

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WATERSIDE PROPERTIES LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
PO BOX 109								COMMERC.	3220	1,159,300	1,159,300	
WINCHESTER MA 01890								COM LAND	3220	335,800	335,800	VISION
SUPPLEMENTAL DATA								Total				
Alt Prcl ID				Plan Ref. 457/100								
Split Zonin				Land Ct#								
BID Parcel				#SR								
ResExpt Q				Life Estate								
#DL 1 LOT 1				PP STATU								
#DL 2				Assoc Pid#								
GIS ID F_989157_2702143												

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WATERSIDE PROPERTIES LLC				21709	0268	01-18-2007	Q	I	1,350,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CODE REALTY LLC				19487	0241	01-31-2005	U	I	2,250,000	1P	2023	3220	1,159,300	2022	3220	1,064,700	2021	3220	987,600
FEDELE, STEVEN R TR				7996	0039	04-15-1992	Q	I	750,000	U		3220	335,800		3220	298,000		3220	298,000
BOCA 205 CORP				7829	0209	01-15-1992	U	I	1,132,000	L								3220	77,100
CENTER STREET CORPORATION				7350	0016	11-15-1990	U	I	1	B									
				Total				1,495,100				Total				1,362,700			

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			HYAN

NOTES			
VAC UNITS			

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	
SIGN-23-17	10-30-2023	836	Sign	0		100		Sign with the name of the busi	04-29-2020	GM	04		FR	Field Review	
SIGN-22-49	04-20-2022	836	Sign	0		100		Bolt Grocery and Juice Bar. Co	10-02-2018	SR	02		03	Cycl Insp Comp	
SIGN-22-48	04-20-2022	836	Sign	0		100		<span style='color@ rgb(51, 5	02-20-2009	TP	03		16	In Office Review	
SIGN-21-20	03-16-2021	836	Sign	0		100		Signs will have the name of th	09-25-2007	NF	03		16	In Office Review	
SIGN-21-3	01-27-2021	836	Sign	0		100		Back lit sign with Business na	08-21-2007	JR	01		02	Bldg Permit Completed	
BLDC-20-36	01-20-2021	881	Alt-Int work-Co	6,000		100		We will paint the walls, install t							
20-324	03-24-2020	881	Alt-Int work-Co	10,000	06-30-2020	100	06-30-2020	remodeling the facility, putting							

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	
1	3220	STORE/RTL M94	DMS	4		0.970	AC	330,000.00	0.95360	C	1.00	CI11	1.100		0	346,170	335,800
Total Card Land Units						0.97	AC	Parcel Total Land Area: 0.97						Total Land Value		335,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	105	Strip Retail			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	1				
Occupancy	4.00				
Exterior Wall 1	25	Vinyl Siding			
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	14	Carpet			
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	2				
Bedrooms	0				
Full Bathrooms	2				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	16.00				
1st Floor Use:					
Sewer Occupan					

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

COST / MARKET VALUATION	
RCN	1,258,341
Year Built	1950
Effective Year Built	2001
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	1,082,200
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	1985		32		0.00	19,200
PKBR	Parking Bumper	L	5	52.17	2018		98		0.00	300
WDC	Deck comp w vi	L	273	28.00	2018		98		0.00	7,800
SGN2	DOUBLE SIDE	L	40	39.53	2018		98		0.00	1,500
SPO2	SIGN POST ST	L	65	73.02	2018		98		0.00	4,700
SHP1	Workshop - Ave	L	1,400	45.00	2002		66	C	1.00	41,600
WDC	Wood Decking	L	56	20.00	2002		66		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	11,280	11,280	11,280	109.81	1,238,685
CAN	Canopy	0	168	17	11.11	1,867
FPC	Open Porch Conc. Floor	0	988	148	16.45	16,252
WDK	Wood Deck	0	273	14	5.63	1,537
Ttl Gross Liv / Lease Area		11,280	12,709	11,459		1,258,341

