

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
75 CEDAR LLC							Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
50 OAK LANE							RESIDENTL	0101	106,720	106,720	
OSTERVILLE MA 02655							RES LAND	0101	74,440	74,440	
			SUPPLEMENTAL DATA				COMMERC.	031P	160,080	160,080	
			Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_991077_2702917				Plan Ref. 333/46 Land Ct# #SR Life Estate PP STATU Assoc Pid#	COM LAND	031P	111,660	
							Total		452,900	452,900	

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
75 CEDAR LLC							34993	296	03-23-2022	U	I	330,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NARDINI, RICHARD							27213	0081	03-15-2013	Q	I	275,000	00	2023	0101	106,720	2022	0101	93,720	2021	0101	73,200
WHITE, ALLEN J TR							19339	0161	12-13-2004	Q	I	350,000	00		0101	74,440		0101	70,320		0101	70,320
GLIDDEN, PETER J							12200	0189	04-15-1999	U	I	236,000	1		031P	160,080		031P	140,580		0101	1,520
JOHNSON, WILLIAM F & MCCARTHY, JAME							3382	0196	10-20-1981	U		0			031P	111,660		031P	105,480		031P	109,800
							Total							452,900		Total		410,100	Total		362,600	

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				VISIT / CHANGE HISTORY			
Nbhd	Nbhd Name	B	Tracing	Batch			
CI07				HYAN			

NOTES				ASSESSING NEIGHBORHOOD				VISIT / CHANGE HISTORY			
-CEDAR MED SVCS = BAS(3 OFFCS) APT UP				F = LO/SO				Appraised Bldg. Value (Card) 248,900 Appraised Xf (B) Value (Bldg) 13,300 Appraised Ob (B) Value (Bldg) 4,600 Appraised Land Value (Bldg) 186,100 Special Land Value 0 Total Appraised Parcel Value 452,900 Valuation Method C Total Appraised Parcel Value 452,900			

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	
19-631	02-27-2019	822	Insulation	3,700		100		Insulation/Weatherization	07-05-2021	CK	02		03	Cycl Insp Comp	
B24456	10-01-1982	RE	Remodel	0	01-15-1983	100		HY ALTERA	05-06-2020	GM	04		FR	Field Review	
B18381	05-01-1976	AD	Addition	0	01-15-1977	100		HY PORCH	03-04-2019	CK	22		22	Change of Address	
									05-16-2006	JK	22		22	Change of Address	
									07-28-2005	GB			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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	031P	MU PROF OFFC	DV	4		0.390	AC	330,000.00	1.60683	C	1.00	CI07	0.900		0	477,246	186,100
Total Card Land Units						0.39	AC	Parcel Total Land Area: 0.39						Total Land Value		186,100	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	80	Mixed Use									
Model	94	Commercial									
Grade	C	Average									
Stories	1.5										
Occupancy	4.00										
Exterior Wall 1	26	Aluminum Siding									
Exterior Wall 2	20	Brick/Masonry									
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				RCN		382,910			
Interior Floor 2											
Heating Fuel	03	Gas				Year Built		1910			
Heating Type	05	Hot Water				Effective Year Built		1981			
AC Type	03	Central				Depreciation Code		A			
Size Adj Tbl	031P	MU PROF OFFC				Remodel Rating					
Total Rooms						Year Remodeled					
Bedrooms	00					Depreciation %		30			
Full Bathrooms	0	0 Full-0 Half				Functional Obsol		5			
Bath Split	00					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		65			
Ceiling/Wall	06	CEIL & WALLS				RCNLD		248,900			
Common Wall	00	0%				Dep % Ovr					
Wall Height	8.00					Dep Ovr Comment					
1st Floor Use:	031P					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
PAV1	PAVING-ASPH	L	4,000	3.00	1985		32		0.00	3,800
BMT	Basement-Unfin	B	667	26.01	1981		65		0.00	13,300
SGN1	SIGN-1 SD W/	L	24	30.60	1996		54		0.00	400
SGN1	SIGN-1 SD W/	L	25	30.60	1996		54		0.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,405	1,405	1,405	173.42	243,655	
BMT	Basement Area	0	667	133	34.58	23,065	
FAT	Attic, Finished	156	312	156	86.71	27,053	
FHS	Half Story	534	667	500	130.00	86,710	
FOP	Open Porch	0	72	11	26.49	1,908	
PTO	Patio	0	60	3	8.67	520	
Ttl Gross Liv / Lease Area		2,095	3,183	2,208		382,911	

