

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WJP REALTY PARTNERS LLC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
1400 HANCOCK ST - 3RD FLR						COMMERC.	3260	859,300	859,300	
QUINCY MA 02169						COM LAND	3260	373,900	373,900	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 UNNUM LOT #DL 2 GIS ID F_989856_2703018				Plan Ref. 564/28 Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total 1,233,200 1,233,200				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WJP REALTY PARTNERS LLC		32750 0113	03-11-2020	Q	I	1,200,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
R F & R M LLLP		29280 0144	11-18-2015	U	I	100	1V	2023	3260	859,300	2022	3260	859,300	2021	3260	855,100
EXCHANGE AUTHORITY LLC TR		28879 0190	05-20-2015	U	I	1,960,000	1V		3260	373,900		3260	311,600		3260	311,600
MORGAN, JOHN L & LINDA S TRS		6981 0063	12-15-1989	U	I	1,100,000	H								3260	4,200
WHITE, PETER J		5162 0126	06-15-1986	Q		3,100,000	U	Total		1,233,200	Total		1,170,900	Total		1,170,900

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI17			Batch HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	824,000
Appraised Xf (B) Value (Bldg)	31,100
Appraised Ob (B) Value (Bldg)	4,200
Appraised Land Value (Bldg)	373,900
Special Land Value	0
Total Appraised Parcel Value	1,233,200
Valuation Method	C
Total Appraised Parcel Value	1,233,200

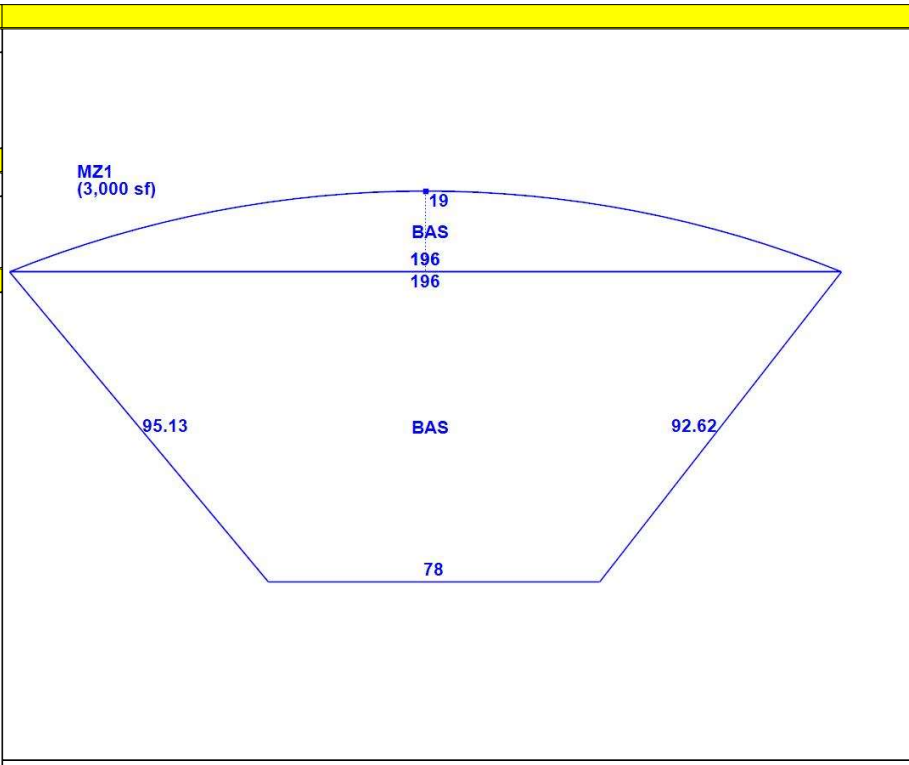
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-3916	11-14-2017	881	Alt-Int work-Co	0		100		Temporary change of use (Gov	04-28-2022	TR	22		22	Change of Address
8927	07-01-1995	CM	Commercial	700	01-15-1996	100		HY FENCE	07-08-2021	BM	22		22	Change of Address
B30773	05-01-1987	SP	Swimming Pool	14,000		100		HY SW.POO	07-02-2021	CK	02		03	Cycl Insp Comp
B22893	03-01-1981	AD	Addition	0	01-15-1982	100		HY REMODE	04-29-2020	GM	04		FR	Field Review
									03-23-2016	JR	02		03	Cycl Insp Comp
									07-14-2009	TP	03		16	In Office Review
									05-28-2009	MK	02		14	Cyclical Inspection

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	TC	4		1.030 AC	330,000.00	1.00000	C	1.00	CI11	1.100	ALL SITE		0	363,000
Total Card Land Units						1.03	AC	Parcel Total Land Area: 1.03						Total Land Value		373,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	33	Nightclub/Bar			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	22.00				
1st Floor Use:	3260				
Sewer Occupan					

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

COST / MARKET VALUATION	
RCN	1,681,712
Year Built	1900
Effective Year Built	1954
Depreciation Code	VP
Remodel Rating	
Year Remodeled	
Depreciation %	51
Functional Obsol	
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	49
RCNLD	824,000
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SPR1	SPRINKLERS-	B	15,502	4.10	1954		49		0.00	31,100
LTHL	Halide Light Flx	L	4	1495.00	1989		40		0.00	2,400
FGPL	Flagpole-25'	L	2	2229.00	1989		40		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	12,502	12,502	12,502	122.73	1,534,430	
MZ1	Mezz Unfin	1,500	3,000	1,200	49.09	147,282	
Ttl Gross Liv / Lease Area		14,002	15,502	13,702		1,681,712	

