

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BELLAPAIS LLC								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
45 HATHAWAY ROAD								COMMERC.	3400	105,500	105,500		
OSTERVILLE MA 02655								COM LAND	3400	176,400	176,400		
SUPPLEMENTAL DATA								Total				281,900	281,900
Alt Prcl ID				Split Zonin		Plan Ref.							
#DL 1				#DL 2		Land Ct#							
GIS ID F_991683_2701606				Assoc Pid#		Life Estate							
						PP STATU							

VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BELLAPAIS LLC				35337	164	08-30-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CHIOTELLIS, PHILIP N				35332	067	08-26-2022	U	I	1	1F	2023	3400	105,500	2022	3400	105,500	2021	3400	80,100
CHIOTELLIS, LAVINIA M				7983	0001	04-15-1992	U	I	135,000	1L		3400	176,400		3400	166,600		3400	166,600
MORITZ, JEFFREY & FIETZ, DARRELL G				6039	0298	11-27-1987	Q	V	100,000	U									
GRAMMATICAS, ANDREW P				1435	0419	05-02-1969	U		0										
Total											281,900	Total	272,100	Total	246,700				

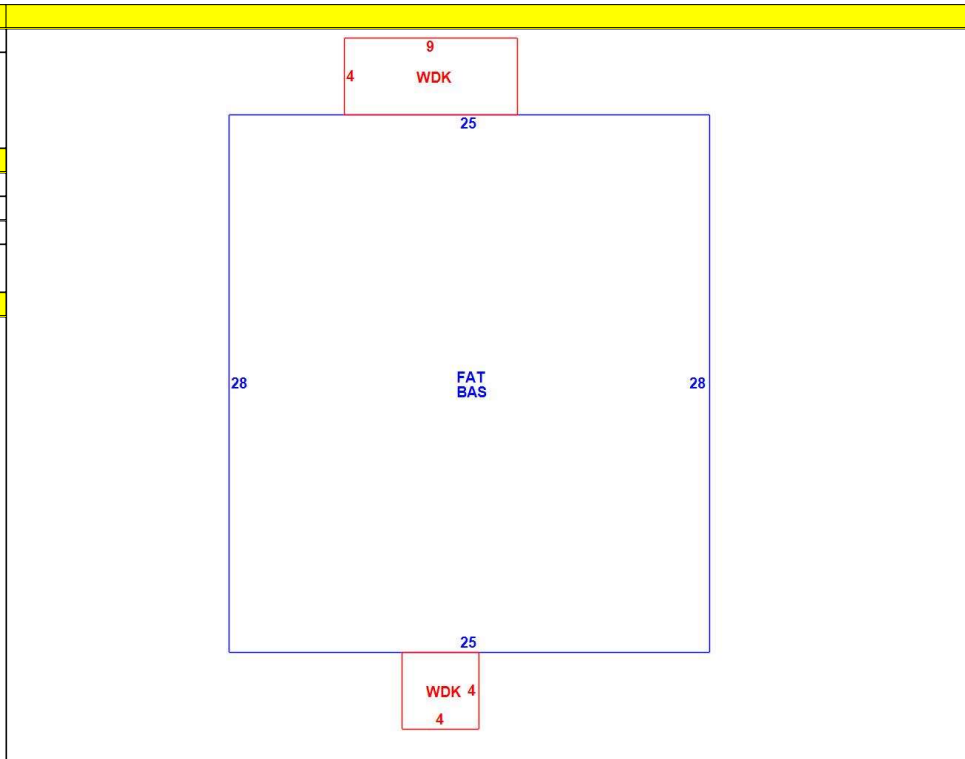
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
CI07				HYAN							
NOTES				Appraised Bldg. Value (Card)	76,400						
				Appraised Xf (B) Value (Bldg)	3,700						
				Appraised Ob (B) Value (Bldg)	25,400						
				Appraised Land Value (Bldg)	176,400						
				Special Land Value	0						
				Total Appraised Parcel Value	281,900						
				Valuation Method	C						
				Total Appraised Parcel Value	281,900						

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	
200802935	06-03-2008	NR	New Roof	3,500	10-27-2008	100	03-06-2009	MOVE DOOR, VINYL SIDING, HY OFFICE	07-27-2021	CK	02		03	Cycl Insp Comp	
69248	06-04-2003	NS	New Siding	1,500	08-12-2004	100			04-30-2020	GM	04			FR	Field Review
51713	02-15-2001	NS	New Siding	5,000	01-01-2002	100			10-27-2008	MK	02			02	Bldg Permit Completed
B34002	10-01-1990	CM	Commercial	15,000		100			10-16-2008	NF	03			16	In Office Review
									09-23-2008	JR	03			16	In Office Review
								08-12-2004	PT	02			02	Bldg Permit Completed	
								04-03-2003	GB	02			40	Bldg Permit N/C	

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	340R	OFFICE BLD M-	DV	4	0.300	AC	330,000.00	1.97979	1.0000	C	1.00	CI07	0.900		1.0000	587,994	176,400
Total Card Land Units					0.30	AC	Parcel Total Land Area					0.30	Total Land Value			176,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	01	Residential			
Grade:	C	Average			
Stories	1.15	1 Story w/FAT			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	06	Vertical Sidin			
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					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	00				
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt					
Rms Prts					
Bath Split					
CONDO DATA					
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			104,594		
Year Built			1900		
Effective Year Built			1984		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			27		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			73		
RCNLD			76,400		
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	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	Fireplace 1 sto	B	1	5000.00	1984		73		0.00	3,700
WDC	Wood Decking	L	52	20.00	1996		54		0.00	1,500
SGN2	DOUBLE SID	L	48	39.53	2000		62		0.00	1,200
PAV1	PAVING-ASP	L	14,00	3.00	1996		54		0.00	22,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	700	700	700	129.93	90,951
FAT	Attic, Finished	105	700	105	19.49	13,643
WDK	Wood Deck	0	52	0	0.00	0
Ttl Gross Liv / Lease Area		805	1,452	805		104,594

