

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCGRATH, JAMES R TR PINE HARBOR REALTY TRUST 259 QUEEN ANNE RD HARWICH MA 02645						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3220	309,300	309,300	
						COM LAND	3220	236,100	236,100	VISION
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PARCEL II #DL 2 GIS ID F_991375_2704739				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		545,400	545,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCGRATH, JAMES R TR THACHER, FRANK G II		12691 1474	0033 1075	11-30-1999 06-10-1970	U Q	V V	93,200 17,000	1 U	Year	Code	Assessed	Year	Code	Assessed
				2023	3220 3220	312,600 236,100	2022	3220 3220	291,800 223,000	2021	3220 3220 3220	270,600 223,000 24,200		
		Total				548,700	Total	514,800	Total	517,800				

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			
		Total	0.00					Appraised Bldg. Value (Card) 285,100				
						Appraised Xf (B) Value (Bldg) 0						
						Appraised Ob (B) Value (Bldg) 24,200						
						Appraised Land Value (Bldg) 236,100						
						Special Land Value 0						
						Total Appraised Parcel Value 545,400						
						Valuation Method C						
						Total Appraised Parcel Value 545,400						

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
19-3211	10-07-2019	838	Solar Panel-Co	27,994		100		Installation of 51 roof mounted	04-29-2020	GM	04		FR	Field Review
57848	12-19-2001	AD	Addition	98,304	01-01-2002	100	01-01-2004	RETAIL & STORAGE	06-26-2019	SR	01		03	Cycl Insp Comp
52843	04-19-2001	CM	Commercial	60,000	01-01-2002	100		OFFICE/RETAIL	07-22-2009	NF	03		16	In Office Review
51032	01-10-2001	CM	Commercial	10,000	01-01-2002	100		FOUNDATION PERMIT	07-21-2009	DR	03		16	In Office Review
B30458	02-01-1987	DE	Demolish	0	01-15-1988	100		HY DWELL.	07-09-2008	NF	02		01	Meas/Est
									07-01-2008	NF	02		01	Meas/Est
									04-02-2003	GB	01		00	Meas/Listed-Interior Acces

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	B	4		0.900	AC	330,000.00	0.88334	C	1.00	CI07	0.900		0	262,350	236,100
Total Card Land Units						0.90	AC	Parcel Total Land Area: 0.90						Total Land Value		236,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	C	Average			
Stories	1.4				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	01	Minimum			
Interior Wall 2	03	Plastered			
Interior Floor 1	03	Concr Finished			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	3220	STORE/RTL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	1				
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	04	CEIL & MIN WL			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	325I				
Sewer Occupan					
			RCN		327,721
			Year Built		2001
			Effective Year Built		2002
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		13
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		87
			RCNLD		285,100
			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	5,900	3.00	2001		64		0.00	11,300
PAV2	PAVING-CONC	L	575	6.00	2001		64		0.00	2,200
PAT1	Patio- Average	L	200	5.89	2007		76		0.00	1,000
SGN2	DOUBLE SIDE	L	49	39.53	2001		64		0.00	1,200
SPO2	SIGN POST ST	L	18	73.02	2001		64		0.00	800
PAT1	Patio- Average	L	121	5.89	2008		78		0.00	700
FGPL	Flagpole-25'	L	1	2229.00	2018		98		0.00	2,200
FNC8	GATE, FENCE	L	1	1311.00	2001		64		0.00	800
FNC2	Fence-6' W/d	L	224	27.85	2001		64		0.00	4,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,232	2,232	2,232	110.27	246,122
BMT	Basement Area	0	600	120	22.05	13,232
FAT	Attic, Finished	300	600	300	55.13	33,081
FPC	Open Porch Conc. Floor	0	603	90	16.46	9,924
MZ1	Mezz Unfin	288	576	230	44.03	25,362
Ttl Gross Liv / Lease Area		2,820	4,611	2,972		327,721

