

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT													
SPALT, PETER 71 HOYT ROAD HARWICH PORT MA 02646										Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA VISION									
										COMMERC.	3325	125,200	125,200										
										COMMERC.	332J	392,400	392,400										
SUPPLEMENTAL DATA										COM LAND	332J	220,700	220,700										
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#																	
BID Parcel		ResExpt Q		#SR		Life Estate		PP STATU															
#DL 1 LOT 37,		#DL 2 38, 39		Assoc Pid#																			
GIS ID F_992528_2706364										Total		738,300	738,300										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
41 ROSARY LANE LLC				35631	127	02-09-2023		U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
SPALT, PETER				35492	086	11-17-2022		U	I	400,000		1J	2023	3325	128,300	2022	3325	110,600	2021	3325	113,200		
SPALT, PETER				35099	024	05-05-2022		U	I	0		1F		332J	392,400		332J	368,300		332J	357,400		
SPALT, JAMES & PETER TRS				6764	0171	06-15-1989		U	I	1		1F		332J	220,700		332J	208,400		332J	208,400		
SPALT, MARILYN				4551	0320	05-15-1985		U	V	1		A								332J	10,900		
										Total		741,400	Total		687,300	Total		689,900					
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		Appraised Bldg. Value (Card)						506,700							
CI07								HYAN		Appraised Xf (B) Value (Bldg)						0							
												Appraised Ob (B) Value (Bldg)						10,900					
												Appraised Land Value (Bldg)						220,700					
												Special Land Value						0					
												Total Appraised Parcel Value						738,300					
												Valuation Method						C					
												Total Appraised Parcel Value						738,300					
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						
201502626	05-07-2015	SG	Sign	0		100		NEW SIGNS 20 SQ FT WALL				07-17-2021	CK	02		03	Cycl Insp Comp						
B32843	04-01-1989	NC	New Constructi	75,000		100		HY FREEZE				04-29-2020	GM	04		FR	Field Review						
B24564	11-01-1982	NC	New Constructi	0	01-15-1984	100		HY SHOP				03-23-2016	JR	03		03	Cycl Insp Comp						
												05-01-2015	AL	22		22	Change of Address						
												02-06-2015	JR	03		15	Abatement Review						
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	332J	JOB SHOP(S)	B	4		0.710	AC	330,000.00	1.04652	C	1.00	CI07	0.900			0	310,827	220,700					
Total Card Land Units						0.71	AC	Parcel Total Land Area: 0.71				Total Land Value				220,700							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	250	Job Shop(s)			
Model	95	SvcGar/Gar/JS			
Grade	C	Average			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	27	Pre-finish Metl			
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2	05	Drywall			
Interior Floor 1	03	Concr Finished			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-No Duc			
AC Type	01	None			
Size Adj Tbl	332J	JOB SHOP(S)			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	04	CEIL & MIN WL			
Common Wall	00	0%			
Wall Height	18.00				
1st Floor Use:	316I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
332J	JOB SHOP(S)	100
		0
		0

COST / MARKET VALUATION	
RCN	471,015
Year Built	1983
Effective Year Built	1994
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	381,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

18		82	
50	MZ2 AOF	50 50	BAS
18		82	50

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	8,100	3.00	1985		32		0.00	7,800
FNC3	FENCE-6' CHAI	L	320	22.04	1985		32		0.00	2,300
FNC7	Chain Link Gate	L	1	810.42	1985		32		0.00	300
FNC6	Gate, Fence 6' -	L	1	1594.00	1985		32		0.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	900	900	1,215	106.16	95,540	
BAS	First Floor	4,100	4,100	4,100	78.63	322,398	
MZ2	Mezz Fin	765	900	675	58.98	53,078	
Ttl Gross Liv / Lease Area		5,765	5,900	5,990		471,016	



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SPALT, PETER								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
71 HOYT ROAD								COMMERC.	3325	125,200	125,200	
HARWICH PORT MA 02646								COMMERC.	332J	392,400	392,400	
								COM LAND	332J	220,700	220,700	
SUPPLEMENTAL DATA												
Alt Prcl ID						Plan Ref.						
Split Zonin						Land Ct#						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 LOT 37,						PP STATU						
#DL 2 38, 39												
GIS ID F_992528_2706364						Assoc Pid#						
									Total	738,300	738,300	

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
41 ROSARY LANE LLC							35631	127	02-09-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SPALT, PETER							35492	086	11-17-2022	U	I	400,000	1J	2023	3325	128,300	2022	3325	110,600	2021	3325	113,200
SPALT, PETER							35099	024	05-05-2022	U	I	0	1F		332J	392,400		332J	368,300		332J	357,400
SPALT, JAMES & PETER TRS							6764	0171	06-15-1989	U	I	1	1F		332J	220,700		332J	208,400		332J	208,400
SPALT, MARILYN							4551	0320	05-15-1985	U	V	1	A								332J	10,900
									Total		741,400		Total		687,300		Total		689,900			

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											
Nbhd	Nbhd Name	B	Tracing	Batch							
CI07				HYAN							

NOTES												APPRAISED VALUE SUMMARY					
--JAXTIMER BLDG--												Appraised Bldg. Value (Card)	506,700				
												Appraised Xf (B) Value (Bldg)	0				
												Appraised Ob (B) Value (Bldg)	10,900				
												Appraised Land Value (Bldg)	220,700				
												Special Land Value	0				
												Total Appraised Parcel Value	738,300				
												Valuation Method	C				
												Total Appraised Parcel Value	738,300				

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	

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
2	3325	GARAGE	B	4		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0
						Total Card Land Units	0.00	AC	Parcel Total Land Area: 0.71						Total Land Value	220,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	51	Pre-Eng Garage			
Model	95	SvcGar/Gar/JS			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	01	None			
Heating Type	01	None			
AC Type	01	None			
Size Adj Tbl	3325	GARAGE			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	01	LIGHT			
Heat/AC	00	NONE			
Frame Type	05	STEEL			
Baths/Plumbing	00	NONE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	24.00				
1st Floor Use:	316I				
Sewer Occupan					

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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,000	3,000	3,000	50.90	152,714	
Ttl Gross Liv / Lease Area		3,000	3,000	3,000		152,714	

