

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COTE, ARTHUR V JR TR ROSARY LANE TRUST 92 CROSS ST								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
MARSHFIELD MA 02050								COMMERC.	332J	646,800	646,800	
								COM LAND	332J	300,000	300,000	VISION
SUPPLEMENTAL DATA												
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT A #DL 2 GIS ID F_992686_2706123				Plan Ref. 517/91 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		946,800	946,800	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
18 ROSARY LANE TRUST							35824	1	06-05-2023	U	I		1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COTE, ARTHUR V JR TR							12329	0117	06-10-1999	U	V		1	1F	2023	332J	656,800	2022	332J	608,400	2021	332J	563,400
ROSARIO, JOHN J							9877	0330	10-15-1995	U	V		1	B		332J	300,000		332J	236,100		332J	236,100
ROSARIO, JOHN J TR							6367	0340	07-15-1988	U	V		1	B								332J	127,700
ROSARY, JOAQUIM J TR							2243	0206	10-03-1975	U	V		0		Total		956,800	Total		844,500	Total		927,200

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 VALUE SUMMARY				
-COASTAL AMBULANCE -LOU'S AUTO REPAIR												Appraised Bldg. Value (Card)	618,100			
												Appraised Xf (B) Value (Bldg)	0			
												Appraised Ob (B) Value (Bldg)	28,700			
												Appraised Land Value (Bldg)	300,000			
												Special Land Value	0			
												Total Appraised Parcel Value	946,800			
												Valuation Method	C			
												Total Appraised Parcel Value	946,800			

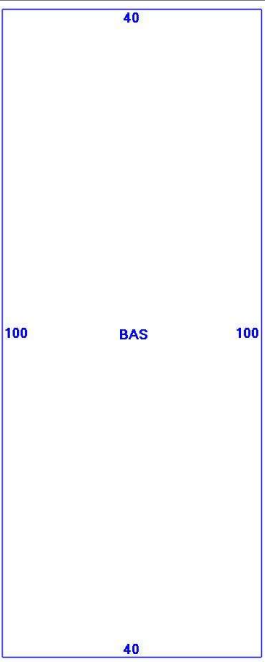
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
17-821	04-20-2017	836	Sign	0	06-30-2018	100	06-30-2018	26.4 sq ft sign for LADDER SI	04-29-2020	GM	04		FR	Field Review
201303839	07-15-2013	CM	Commercial	116,000	09-01-2015	100	06-30-2016	METAL STORAGE BUILDING-	07-19-2016	JR	03		02	Bldg Permit Completed
201000918	03-08-2010	RE	Remodel	26,800	06-30-2010	100	06-30-2010	2BTH,OFFICE-TENANT FITO	03-23-2016	JR	03		03	Cycl Insp Comp
36141	01-29-1999	CM	Commercial	143,000	01-01-2000	100	01-01-2000		04-11-2000	GB	02		01	Meas/Est
									03-23-1999	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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	332J	JOB SHOP(S)	B	4		1.010	AC	330,000.00	1.00000	C	1.00	CI07	0.900		0	297,000	300,000
Total Card Land Units						1.01	AC	Parcel Total Land Area: 1.01					Total Land Value		300,000		

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	1				
Occupancy	2.00				
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	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	332J	JOB SHOP(S)			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	00	NONE			
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	329,543
Year Built	1999
Effective Year Built	2004
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	290,000
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 Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	12,000	3.00	1999		60		0.00	21,600
FNC3	FENCE-6' CHAI	L	254	22.04	1999		60		0.00	3,400
FNC6	Gate, Fence 6' -	L	2	1594.00	1999		60		0.00	1,900
FNG3	GATE, C.L. 6'H	L	3	464.21	1999		60		0.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,000	4,000	4,000	82.39	329,543	
Ttl Gross Liv / Lease Area		4,000	4,000	4,000		329,543	



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MARSHFIELD MA 02050						COMMERC.	332J	646,800	646,800	
SUPPLEMENTAL DATA						COM LAND	332J	300,000	300,000	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT A #DL 2 GIS ID F_992686_2706123				Plan Ref. 517/91 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		946,800	946,800	

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COTE, ARTHUR V JR TR		12329	0117	06-10-1999	U	V	1	1F	2023	332J	656,800	2022	332J	608,400	2021	332J	563,400
ROSARIO, JOHN J		9877	0330	10-15-1995	U	V	1	B		332J	300,000		332J	236,100		332J	236,100
ROSARIO, JOHN J TR		6367	0340	07-15-1988	U	V	1	B								332J	127,700
ROSARY, JOAQUIM J TR		2243	0206	10-03-1975	U	V	0		Total		956,800	Total		844,500	Total		927,200

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI07			Batch HYAN

NOTES	
--HB CONTROLS INC--	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	618,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	28,700
Appraised Land Value (Bldg)	300,000
Special Land Value	0
Total Appraised Parcel Value	946,800
Valuation Method	C
Total Appraised Parcel Value	946,800

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
										02-02-2021	TR	03		16	In Office 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	
2	332J	JOB SHOP(S)	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:				1.01	Total Land Value				300,000

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	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	05	Drywall			
Interior Floor 1	03	Concr Finished	RCN		338,219
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		2015
AC Type	01	None	Effective Year Built		2015
Size Adj Tbl	332J	JOB SHOP(S)	Depreciation Code		G
Total Rooms	2		Remodel Rating		
Bedrooms	0		Year Remodeled		
Full Bathrooms	0		Depreciation %	3	
Bath Split	01	0 Full-1 Half	Functional Obsol		
Rms/Partitions	02	AVERAGE	External Obsol		
Heat/AC	03	HEAT ONLY	Trend Factor	1	
Frame Type	05	STEEL	Condition		
Baths/Plumbing	03	ABOVE AVERAGE	Condition %		
Ceiling/Wall	04	CEIL & MIN WL	Percent Good	97	
Common Wall	00	0%	RCNLD		328,100
Wall Height	20.00		Dep % Ovr		
1st Floor Use:			Dep Ovr Comment		
Sewer Occupan			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
PAT1	Patio- Average	L	160	5.89	2015		96		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	800	800	1,080	126.55	101,241	
BAS	First Floor	2,200	2,200	2,200	93.74	206,231	
MZ1	Mezz Unfin	400	800	320	37.50	29,997	
PTO	Patio	0	160	8	4.69	750	
Ttl Gross Liv / Lease Area		3,400	3,960	3,608		338,219	

