

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BRITO, STEVEN M								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA  <b>VISION</b>
4748 FALMOUTH ROAD								COMMERC.	3220	57,700	57,700	
COTUIT MA 02635								COM LAND	3220	158,600	158,600	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_992895_2707884								Plan Ref. DEED DESCRIPT Land Ct# #SR Life Estate PP STATU Assoc Pid#				
								Total		216,300	216,300	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BRITO, STEVEN M							30195	0102	12-28-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BRITO, MANUEL J JR & STEVEN M							30137	0032	12-05-2016	U	I	0	1	2023	3220	57,700	2022	3220	50,300	2021	3220	50,300
BRITO, MANUEL J ESTATE OF							BA15	0	06-18-2015	U	I	0	1A		3220	158,600		3220	158,600		3220	158,600
BRITO, MANUEL J							2303	0262	02-25-1976	U		0		Total								
								Total		216,300	Total		208,900	Total		208,900	Total		208,900			

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													
CI09						HYAN													
NOTES																			
--BARNSTABLE MOTORS--																			
								Appraised Bldg. Value (Card)				57,700							
								Appraised Xf (B) Value (Bldg)				0							
								Appraised Ob (B) Value (Bldg)				0							
								Appraised Land Value (Bldg)				158,600							
								Special Land Value				0							
								Total Appraised Parcel Value				216,300							
								Valuation Method				C							
								Total Appraised Parcel Value				216,300							

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
EXPC-23-7	07-26-2023	835	Sid/Wind/Roof/	2,500		100		SIDING		07-16-2021	CK	02		03	Cycl Insp Comp
EXPC-21-9	02-04-2021	835	Sid/Wind/Roof/	6,000		100		Strip roof and install 10 square		04-29-2020	GM	04		FR	Field Review
										12-07-2015	JR	03		16	In Office Review
										06-18-2015	AL	22		22	Change of Address

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		0.100	AC	330,000.00	4.80519	C	1.00	CI09	1.000		0	1,585,716	158,600
Total Card Land Units						0.10	AC	Parcel Total Land Area: 0.10						Total Land Value		158,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	95	SvcGar/Gar/JS			
Grade	C-	Average Minus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt	RCN		88,727
Interior Floor 2	03	Concr Finished			
Heating Fuel	04	Electric	Year Built		1940
Heating Type	07	Elec Baseboard	Effective Year Built		1974
AC Type	01	None	Depreciation Code		F
Size Adj Tbl	3220	STORE/RTL M94	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		35
Full Bathrooms	0		Functional Obsol		0
Bath Split	01	0 Full-1 Half	External Obsol		0
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	03	HEAT ONLY	Condition		
Frame Type	03	MASONRY	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		65
Ceiling/Wall	00	NONE	RCNLD		57,700
Common Wall	00	0%	Dep % Ovr		
Wall Height	11.00		Dep Ovr Comment		
1st Floor Use:	325I		Misc Imp Ovr		
Sewer Occupan			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	936	936	936	94.79	88,727	
Ttl Gross Liv / Lease Area		936	936	936		88,727	

