

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OLD POST CORNER LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA VISION
60 CHEOH ROAD								COMMERC.	3220	1,028,200	1,028,200	
COTUIT MA 02635								COM LAND	3220	825,000	825,000	
SUPPLEMENTAL DATA												
Alt Prcl ID				Split Zonin VB-A;SD-1;RF		Plan Ref.						
BID Parcel						Land Ct# 22824-E						
ResExpt Q						#SR						
#DL 1 LOT 94						Life Estate						
#DL 2						PP STATU						
GIS ID F_950940_2698996						Assoc Pid#						
								Total		1,853,200	1,853,200	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OLD POST CORNER LLC				C199	0	01-09-2013	U	V	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HAYDEN, ROBERT F IV TR				C192	0	09-03-2010	U	V	100	1A	2023	3220	1,028,200	2022	3220	955,200	2021	3220	904,100
HAYDEN, ROBERT F IV				C188	0	03-06-2009	Q	V	550,000	00		3220	825,000		3220	618,800		3220	618,800
KESTEN, ROBERT G SR				C914	0	04-15-1983	U	V	500,000	N								3220	60,300
MATTSON, ALBERT				C863	0	08-15-1981	U	V	185,000	N									
								Total		1,853,200	Total		1,574,000	Total		1,583,200			

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			
CI23			MARSTM				

NOTES												VISIT / CHANGE HISTORY					
-EASTERN BANK												Date	Id	Type	Is	Cd	Purpost/Result
-SAGA FUSION												04-29-2020	GM	04		FR	Field Review
-VACANT UNIT												07-25-2016	JR	03		16	In Office Review
												06-19-2015	JR	03		03	Cycl Insp Comp
												11-14-2014	MW	01		13	CALL BACK
												08-12-2013	JR	01		02	Bldg Permit Completed
												10-06-2005	PT	04		46	Vacant Lot
												Total Appraised Parcel Value				1,853,200	

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
SM-21-115	10-18-2021	834	Sheet Metal	15,450		100		Installation of a single zone he		04-29-2020	GM	04		FR	Field Review
EXPC-21-6	09-23-2021	835	Sid/Wind/Roof/	10,000		100		Insulation of Bay #2		07-25-2016	JR	03		16	In Office Review
19-2010	06-18-2019	803	Addn Alt-Comm	18,000		100		REPAIR DAMAGE TO ENTRY		06-19-2015	JR	03		03	Cycl Insp Comp
2014-05008	02-07-2016	834	Sheet Metal	7,000	06-30-2015	100	06-30-2016	INSTALL KITCHEN EXHAUSE		11-14-2014	MW	01		13	CALL BACK
201401008	04-07-2014	TF	Tenant Fitout	225,000	06-30-2015	100	06-30-2015	TENANT FITOUT-SAGA FUSI		08-12-2013	JR	01		02	Bldg Permit Completed
201303620	06-07-2013	TF	Tenant Fitout	430,000	06-30-2015	100	06-30-2015	TENANT FIT OUT OF EASTE		10-06-2005	PT	04		46	Vacant Lot
201207129	11-15-2012	CM	Commercial	800,000	08-08-2013	100	06-30-2013	3 UNIT BLDG SHELL- TENAN							

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	3220	STORE/RTL M94	SPLI	3		1.000	AC	330,000.00	1.00000	C	1.00	CI23	2.500		0	825,000	825,000
Total Card Land Units						1.00	AC	Parcel Total Land Area: 1.00				Total Land Value		825,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	105	Strip Retail			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	1				
Occupancy	3.00				
Exterior Wall 1	30	Cement Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	01	Dirt/None	RCN		980,714
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		2013
AC Type	03	Central	Effective Year Built		2014
Size Adj Tbl	3220	STORE/RTL M94	Depreciation Code		G
Total Rooms	08		Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	00		Depreciation %		4
Bath Split	06	0 Full-6 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	05	SUS-CEIL & WL	Percent Good		96
Common Wall	00	0%	RCNLD		941,500
Wall Height	10.00		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
PAV1	PAVING-ASPH	L	705	3.00	2013		88		0.00	1,900
LP10	Light Pole per L	L	84	108.16	2013		88		0.00	8,000
RFCC	Reinforced Con	L	178	7.25	2013		88		0.00	1,100
PAV1	PAVING-ASPH	L	15,022	3.00	2013		88		0.00	39,700
SGN2	DOUBLE SIDE	L	42	39.53	2013		88		0.00	1,500
SGNP	SIGN POST 6"	L	18	10.66	2013		88		0.00	200
LTHL	Halide Light Fix	L	6	1495.00	2013		88		0.00	7,900
DUW	W/PNEU TUBE	B	1	27489.00	2016		96		0.00	26,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,240	2,240	2,240	110.27	246,998
BNK	Bank Area	2,310	2,310	3,465	165.40	382,075
CAN	Canopy	0	700	70	11.03	7,719
RST	Restaurant Area	2,310	2,310	3,119	148.88	343,922
Ttl Gross Liv / Lease Area		6,860	7,560	8,894		980,714

	33	32	33
	BANK	VACANT	RESTAURANT
25			
28	CAN	28	
	70	70	70
	BNK	BAS	RST
25			
	33	32	33

