

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
40 RIVER ROAD LLC		2 Above Street		1 Paved	9 Rear Location	Description	Code	Appraised	Assessed	
125 CAPPER DRIVE						COMMERC.	3500	502,000	502,000	
CANTON MA 02021						COM LAND	3500	353,100	353,100	
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin MMVD;RF			Plan Ref. 592/21					
BID Parcel		ResExpt Q NQ OWN:			Land Ct#					
#DL 1 LOT 1					#SR					
#DL 2					Life Estate					
GIS ID F_953188_2701437					PP STATU					
					Assoc Pid#					
							Total	855,100	855,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
40 RIVER ROAD LLC		31737 0026	12-19-2018	Q	I	775,000	00	Year	Code	Assessed	Year	Code	Assessed
RJB MANAGEMENT LLC		28106 0326	04-25-2014	Q	I	625,000	00	2023	3500	502,000	2022	3500	502,000
BARRY, DANIEL E TR		24038 0022	09-17-2009	U	I	0	1A		3500	353,100		3500	298,100
BARRY, MARY M TR		23169 0020	09-23-2008	U	I	1	1A					3500	14,900
BARRY, EDWARD F & MARGARET M TRS		4682 0040	08-23-1985	U	I	1	A						
							Total	855,100	Total	800,100	Total	800,100	

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			
									Appraised Bldg. Value (Card) 487,100			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI09			MARSTM

NOTES											VISIT / CHANGE HISTORY					
--POST OFFICE--											Date	Id	Type	Is	Cd	Purpost/Result
											05-01-2020	GM	04		FR	Field Review
											07-27-2018	SR	01		03	Cycl Insp Comp
											01-07-2015	JR	03		20	Sale Review
											01-30-2013	JR	01		14	Cyclical Inspection
											08-21-2009	NF	22		22	Change of Address
											01-23-2009	NF	03		16	In Office Review
											12-02-2005	PT	02		01	Meas/Est
											Total Appraised Parcel Value 855,100					

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		
201001965	05-07-2010	NR	New Roof	17,250	06-30-2010	100	06-30-2010	REROOF, STRP OLD SHINGL	05-01-2020	GM	04		FR	Field Review		
36391	02-11-1999	DW	Dwelling	120,000	01-01-2000	100	01-01-2000		07-27-2018	SR	01		03	Cycl Insp Comp		
B28334	08-01-1985	CM	Commercial	200,000	01-15-1986	100	01-01-1987	Post Offi	01-07-2015	JR	03		20	Sale Review		
											01-30-2013	JR	01		14	Cyclical Inspection
											08-21-2009	NF	22		22	Change of Address
											01-23-2009	NF	03		16	In Office Review
											12-02-2005	PT	02		01	Meas/Est

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	3500	POST OFFICE	SPLI	3		1.000	AC 330,000.00	1.00000	C	1.00	CI09	1.000	SITE		0	330,000
1	3500	POST OFFICE		3		0.270	AC 39,600.00	2.15937	R	1.00		1.000	EXCS		0	85,512.24
Total Card Land Units						1.27	AC	Parcel Total Land Area: 1.27						Total Land Value		353,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	112	Post Office - Branch			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2	02	Wall Brd/Wood			
Interior Floor 1	17	Precast Concr			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3500	POST OFFICE			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3500				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3500	POST OFFICE	100
		0
		0

COST / MARKET VALUATION	
RCN	624,518
Year Built	1985
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	487,100
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	5,000	3.00	1985		32		0.00	4,800
LDW	Loading Dock w	L	450	38.85	1985		32		0.00	5,600
FGPL	Flagpole-25'	L	1	2229.00	2017		96		0.00	2,100
PKBR	Parking Bumper	L	22	52.17	2017		96		0.00	1,100
PAV2	PAVING-CONC	L	220	6.00	2017		96		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,400	3,400	3,400	180.55	613,866
CAN	Canopy	0	140	14	18.05	2,528
CLP	Loading Platform	0	450	45	18.05	8,125
Ttl Gross Liv / Lease Area		3,400	3,990	3,459		624,519

