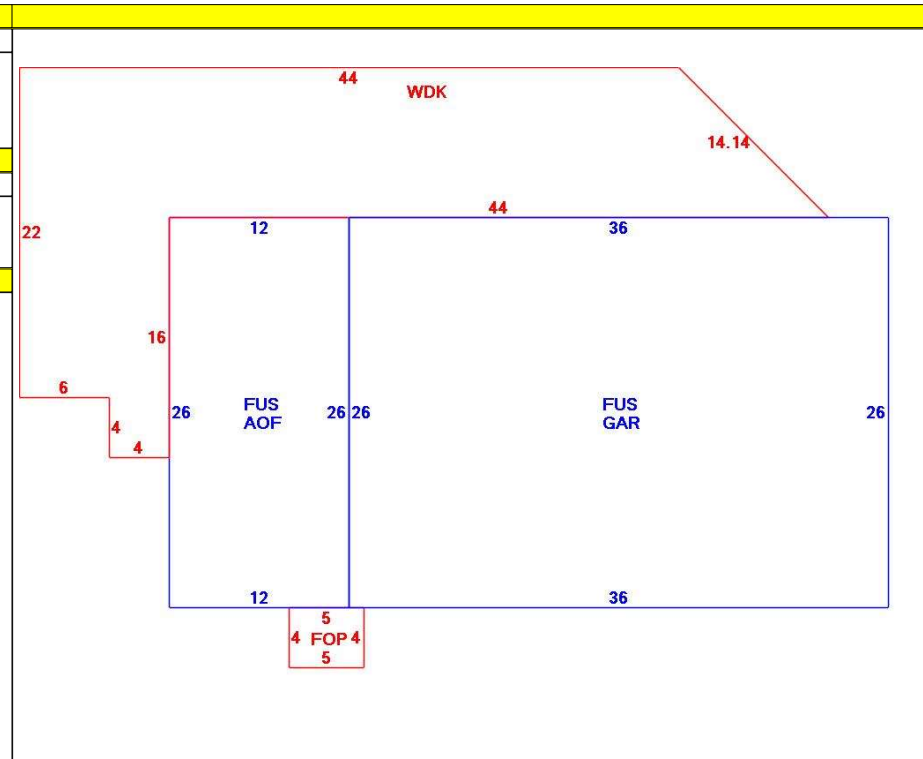


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION						
CAPE COD OYSTER COMPANY INC					9 Rear Location	Description	Code	Appraised	Assessed							
PO BOX 1268		SUPPLEMENTAL DATA				RESIDNTL	0101	73,900	73,900							
MARSTONS MIL MA 02648		Alt Prcl ID Split Zonin Bid Parcel ResExpt Q #DL 1 LOTS 74 THRU 81 #DL 2 GIS ID F_956367_2703296				Plan Ref. Land Ct# 29500-C #SR Life Estate PP STATU Assoc Pid#	RES LAND COMMERC. COM LAND COMMERC.	0101 031G 031G 0311	148,500 73,900 203,500 577,600			148,500 73,900 203,500 577,600				
						Total		1,077,400	1,077,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAPE COD OYSTER COMPANY INC		C207 0	10-22-2015	U	I	800,000	1V	Year	Code	Assessed	Year	Code	Assessed			
HANOVERIAN PROPERTIES LLC		C175 0	12-10-2004	U	I	625,000	1	2023	0101	73,900	2022	0101	73,900			
PINA, YVONEE TR		C167 0	11-14-2002	U	V	0	1		0101	148,500		0101	116,900			
BALERNA, ALFRED J TR		C159 0	10-24-2000	U	V	100	1		031G	73,900		031G	73,900			
BALERNA, ALFRED J TR		C157 0	05-01-2000	U	V	300,000	1		031G	203,500		031G	162,800			
						Total		1,077,400	Total	973,500	Total	Total	980,400			
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								
CI05								MARSTM								
NOTES																
NO NAME																
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		
18-61	02-08-2018	838	Solar Panel-Co	127,500		100		Installation of 180 300watt sola	10-15-2021	BM	22		22	Change of Address		
16-942	04-21-2016	834	Sheet Metal	0	06-30-2016	100	06-30-2016	2 zones, 2 trane gas fired furn	05-06-2020	GM	04		FR	Field Review		
201505902	10-07-2015	CM	Commercial	400,000	07-27-2016	100	06-30-2016	NEW 4000 SQ. FT COMMER	08-30-2018	SR	02		03	Cycl Insp Comp		
83714	04-24-2005	DW	Dwelling	210,000	05-04-2006	100	01-01-2006		08-30-2018	SR	02		02	Bldg Permit Completed		
									08-24-2016	JR	01		02	Bldg Permit Completed		
									09-24-2012	DR	22		22	Change of Address		
									05-27-2010	NF	03		02	Bldg Permit Completed		
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	031G	MU GARAGE	RF	3		1.000	AC 330,000.00	1.00000	C	1.00	CI07	0.900	SITE		0	297,000
1	031G	MU GARAGE		3		2.780	AC 39,600.00	1.00000	R	0.50		1.000	EXCS-TOPO		0	19,800
Total Card Land Units						3.78	AC	Parcel Total Land Area: 3.78						Total Land Value		352,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	75	Garage/Quarter			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	2.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2	01	Minimum			
Interior Floor 1	12	Hardwood			
Interior Floor 2	03	Concr Finished			
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	01	None			
Size Adj Tbl	031G	MU GARAGE			
Total Rooms	4				
Bedrooms	2				
Full Bathrooms	1				
Bath Split	10	1 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	01	LIGHT			
Ceiling/Wall	04	CEIL & MIN WL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
031G	MU GARAGE	50
0101	Single Fam M-01	50
		0

COST / MARKET VALUATION	
RCN	149,707
Year Built	2005
Effective Year Built	2007
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	91
RCNLD	136,200
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
FPLG	Gas Fireplace-	B	1	2500.00	2009		91		0.00	2,300
WDC	Wood Decking	L	626	20.00	2008		78		0.00	9,000
RFCC	Reinforced Con	L	32	7.25	2016		94		0.00	200
RFCC	Reinforced Con	L	16	7.25	2016		94		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	312	312	343	87.03	27,155	
FOP	Open Porch	0	20	3	11.88	238	
FUS	Upper Story	1,248	1,248	1,186	75.24	93,894	
GAR	Attached Garage	0	936	328	27.74	25,967	
WDK	Wood Deck	0	626	31	3.92	2,454	
Ttl Gross Liv / Lease Area		1,560	3,142	1,891		149,708	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAPE COD OYSTER COMPANY INC						9 Rear Location	Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
PO BOX 1268							RESIDNTL	0101	73,900	73,900	
MARSTONS MIL MA 02648							RES LAND	0101	148,500	148,500	
			SUPPLEMENTAL DATA				COMMERC.	031G	73,900	73,900	
			Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 74 THRU 81 #DL 2 GIS ID F_956367_2703296				Plan Ref. Land Ct# 29500-C #SR Life Estate PP STATU Assoc Pid#	COM LAND	031G	203,500	
								COMMERC.	031I	577,600	577,600
							Total		1,077,400	1,077,400	

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CAPE COD OYSTER COMPANY INC			C207	0	10-22-2015	U	I	800,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HANOVERIAN PROPERTIES LLC			C175	0	12-10-2004	U	I	625,000	1	2023	0101	73,900	2022	0101	73,900	2021	0101	70,000
PINA, YVONEE TR			C167	0	11-14-2002	U	V	0	1		0101	148,500		0101	116,900		0101	116,900
BALERNA, ALFRED J TR			C159	0	10-24-2000	U	V	100	1		031G	73,900		031G	73,900		0101	4,650
BALERNA, ALFRED J TR			C157	0	05-01-2000	U	V	300,000	1		031G	203,500		031G	162,800		031G	70,000
							Total		1,077,400	Total		973,500	Total		980,400			

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							
CI05				MARSTM							

NOTES												APPRAISED VALUE SUMMARY						
CAPE COD OYSTER CO *BLT AFTER 10/15 SALE*												Appraised Bldg. Value (Card)						577,800
												Appraised Xf (B) Value (Bldg)						114,300
												Appraised Ob (B) Value (Bldg)						33,300
												Appraised Land Value (Bldg)						352,000
												Special Land Value						0
												Total Appraised Parcel Value						1,077,400
												Valuation Method						C
												Total Appraised Parcel Value						1,077,400

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	031I	MU IND		3		0.000	AC	0.00	0.00000	0	1.00	1.000		0	0	0	
Total Card Land Units						0.00	AC	Parcel Total Land Area: 3.78						Total Land Value			352,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	52	Pre-Eng Mfg			
Model	96	Ind/Comm			
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			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	08	Propane			
Heating Type	03	Hot Air-No Duc			
AC Type	05	AC in Model			
Size Adj Tbl	0311	MU IND			
Total Rooms					
Bedrooms					
Full Bathrooms					
Bath Split					
Rms/Partitions	01	LIGHT			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	05	STEEL			
Baths/Plumbing	01	LIGHT			
Ceiling/Wall	04	CEIL & MIN WL			
Common Wall	00	0%			
Wall Height	15.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
0311	MU IND	100
		0
		0

COST / MARKET VALUATION	
RCN	450,601
Year Built	2016
Effective Year Built	2016
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	2
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	98
RCNLD	441,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

		76		24
12	MZ1	12		
40			BAS	40 40 AOF 40
			76	24

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	8,500	3.00	2016		94		0.00	24,000
SOL3	Solar PV Panel	B	180	635.00	2018		98		0.00	112,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	960	960	1,296	137.85	132,332	
BAS	First Floor	3,040	3,040	3,040	102.11	310,407	
MZ1	Mezz Unfin	96	192	77	40.95	7,862	
Ttl Gross Liv / Lease Area		4,096	4,192	4,413		450,601	

