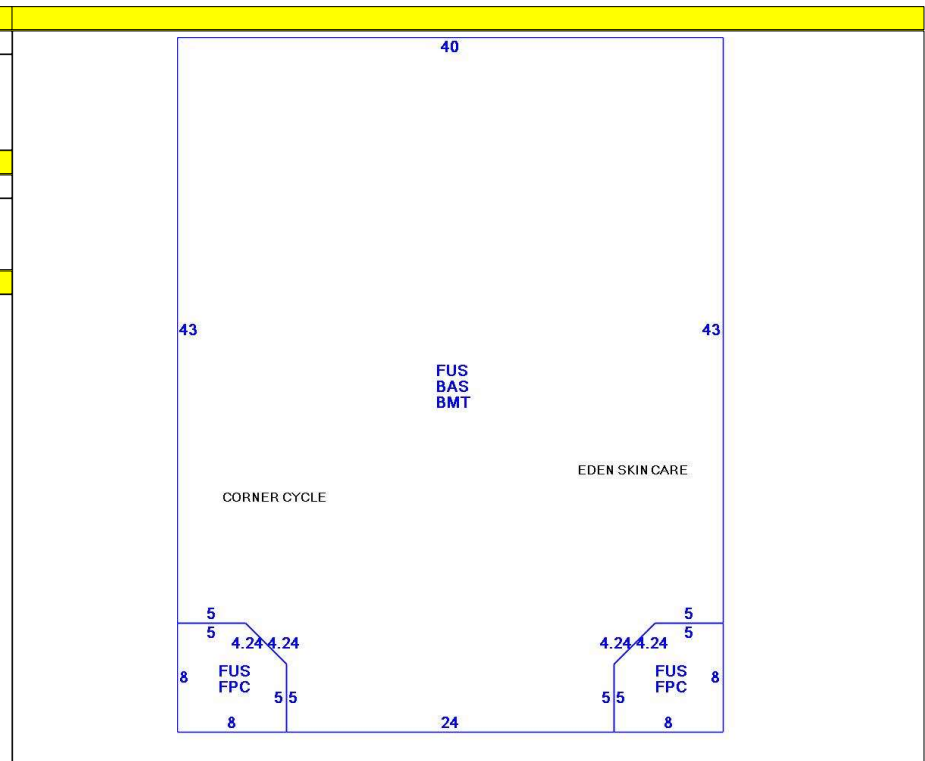


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
MCCARTIN, PHILIP C & MARY ANN T 872 MAIN ST NOMINEE REALTY TRU 10 HOLLINGSWORTH ROAD OSTERVILLE MA 02655						Description	Code	Appraised	Assessed			Total 819,700 819,700					
						COMMERC.	3250	391,600	391,600								
SUPPLEMENTAL DATA						COM LAND	3250	428,100	428,100			Total 819,700 819,700					
						Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_960555_2691852			Plan Ref. 120/111 Land Ct# #SR Life Estate PP STATU Assoc Pid#								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCCARTIN, PHILIP C & MARY ANN TRS		23622	0225	04-17-2009	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCCARTIN, PHILIP C & MARY ANN		23597	0196	04-08-2009	U	I	1	1A	2023	3250	391,600	2022	3250	391,600	2021	3250	389,900
MCCARTIN, PHILIP C		2245	0033	10-07-1975	Q		85,000	U		3250	428,100		3250	385,300		3250	385,300
									Total		819,700	Total		776,900	Total		782,000
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		Appraised Bldg. Value (Card) 384,800							
CI23								OSTVIL		Appraised Xf (B) Value (Bldg) 0							
NOTES										Appraised Ob (B) Value (Bldg) 6,800							
-CORNER CYCLE -EDEN SKIN CARE 2 OFFCS UP										Appraised Land Value (Bldg) 428,100							
										Special Land Value 0							
										Total Appraised Parcel Value 819,700							
										Valuation Method C							
										Total Appraised Parcel Value 819,700							
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		
17-2474	08-18-2017	835	Sid/Wind/Roof/	4,000		100		remove and replace siding shi		04-29-2020	GM	04		FR	Field Review		
17-266	02-21-2017	836	Sign	0	06-30-2017	100	06-30-2017	14 sq ft sign total 1- 6 SQ FT H		07-11-2017	SR	02		02	Bldg Permit Completed		
201407861	11-12-2014	SG	Sign	0	08-10-2015	100	06-30-2016	NEW HANGING SNIPE 2 SQ		07-08-2016	JR	01		02	Bldg Permit Completed		
										07-29-2013	JR	01		03	Cycl Insp Comp		
										02-25-2011	DR	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	
1	3250	OFFC/RETAIL M	BA	3		0.160	AC	330,000.00	3.24337	C	1.00	CI23	2.500		0	2,675,772	428,100
Total Card Land Units						0.16	AC	Parcel Total Land Area: 0.16				Total Land Value				428,100	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	88	Office/Retail									
Model	94	Commercial									
Grade	C	Average									
Stories	2										
Occupancy	4.00										
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											
Interior Floor 1	05	Vinyl/Asphalt									
Interior Floor 2											
Heating Fuel	03	Gas									
Heating Type	04	Hot Air									
AC Type	03	Central									
Size Adj Tbl	3250	OFFC/RETAIL M94									
Total Rooms											
Bedrooms	00										
Full Bathrooms	0										
Bath Split	00	0 Full-0 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:	3221										
Sewer Occupan											

MIXED USE		
Code	Description	Percentage
3250	OFFC/RETAIL M94	100
		0
		0

COST / MARKET VALUATION		
RCN		506,326
Year Built		1952
Effective Year Built		1988
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		24
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		76
RCNLD		384,800
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	3,000	3.00	1999		60		0.00	5,400
SGN2	DOUBLE SIDE	L	8	39.53	2000		62		0.00	200
SGNP	SIGN POST 6"	L	24	10.66	2000		62		0.00	200
SGN2	DOUBLE SIDE	L	23	39.53	2000		62		0.00	600
SGN1	SIGN-1 SD W/	L	14	30.60	2016		94		0.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,921	1,921	1,921	118.80	228,215	
BMT	Basement Area	0	1,921	384	23.75	45,619	
FPC	Open Porch Conc. Floor	0	120	18	17.82	2,138	
FUS	Upper Story	2,041	2,041	1,939	112.86	230,354	
Ttl Gross Liv / Lease Area		3,962	6,003	4,262		506,326	

