

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BLCR HOLDINGS LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
2525 POST ROAD								COMMERC.	3250	965,100	965,100	
SOUTHPORT CT 06490								COM LAND	3250	553,000	553,000	
SUPPLEMENTAL DATA												<b>VISION</b>
Alt Prcl ID						Plan Ref. 91/27						
Split Zonin						Land Ct#						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 PARCELA						PP STATU						
#DL 2												
GIS ID F_961029_2691642						Assoc Pid#						
									Total	1,518,100	1,518,100	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BLCR HOLDINGS LLC				28937	0285	06-12-2015	U	I	1,700,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
812 CORPORATION				9726	0147	06-27-1995	U	I	535,000	B	2023	3250	965,100	2022	3250	988,400	2021	3250	976,900
218 CORP				7742	0009	11-04-1991	U	I	1	L		3250	553,000		3250	497,700		3250	497,700
BAXTER, RICHARD A & SILVIA, FLOYD J TR				5323	0344	09-26-1986	Q	I	325,000	U								3250	11,500
SHERMAN, PHILIP D				1300	1092	06-09-1965	U		0										
									Total	1,518,100	Total	1,486,100	Total	1,486,100	Total	1,486,100			

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			OSTVIL					

NOTES												APPRAISED VALUE SUMMARY					
RAVEIS REAL ESTATE + 1												Appraised Bldg. Value (Card)	934,400				
2 RETAIL IN FLL												Appraised Xf (B) Value (Bldg)	19,200				
												Appraised Ob (B) Value (Bldg)	11,500				
												Appraised Land Value (Bldg)	553,000				
												Special Land Value	0				
												Total Appraised Parcel Value	1,518,100				
												Valuation Method	C				
												Total Appraised Parcel Value	1,518,100				

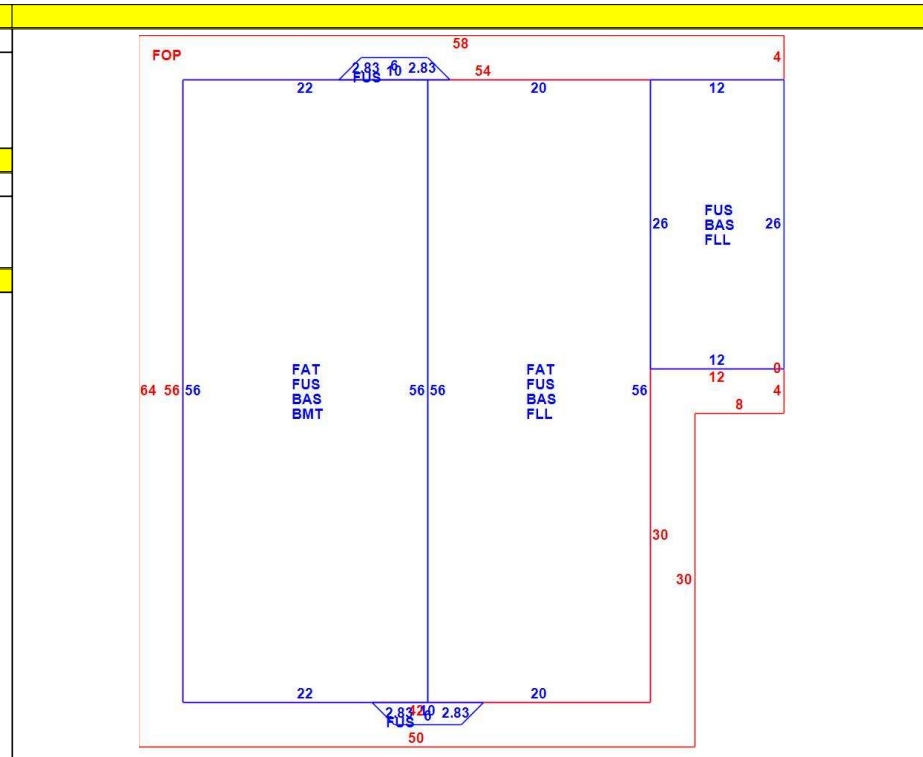
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDC-21-39	02-11-2021	881	Alt-Int work-Co	184,000		0		Interior renovation to existing s		04-29-2020	GM	04		FR	Field Review
19-1148	04-12-2019	835	Sid/Wind/Roof/	4,319		100		Replace an existing entry door		06-08-2016	SR	02		03	Cycl Insp Comp
17-4332	01-04-2018	880	Alt-Int work-Res	44,725		100		Remove and replace retaining		07-09-2015	AL	03		16	In Office Review
17-4103	12-26-2017	835	Sid/Wind/Roof/	33,295		100		re-roof stripping old shingles -		07-08-2013	DR	03		16	In Office Review
16-406	03-21-2016	835	Sid/Wind/Roof/	0	06-30-2016	100	06-30-2016	replace existing dmaged exteri		03-28-2012	DR	03		16	In Office Review
20160005	01-04-2016	SG	Sign	0	03-16-2016	100	06-30-2016	20 SQ FREE STANDING SIG		09-23-2010	MK	02		02	Bldg Permit Completed
201400270	01-15-2014	CO	CO ISSUED		06-30-2014	100	06-30-2014	CCTE REAL ESTATE SCHOO							

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		0.510	AC	330,000.00	1.31431	C	1.00	CI23	2.500		0	1,084,314	553,000
Total Card Land Units						0.51	AC	Parcel Total Land Area: 0.51						Total Land Value		553,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	94	Commercial			
Grade	B+	Custom Plus			
Stories	2.5				
Occupancy	4.00				
Exterior Wall 1	11	Clapboard			
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	14	Carpet			
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	23	2 Full-3 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3400				
Sewer Occupan					

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

COST / MARKET VALUATION	
RCN	1,139,537
Year Built	1988
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	934,400
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
SPR1	SPRINKLERS-	B	5,713	4.10	1999		82		0.00	19,200
PAV1	PAVING-ASPH	L	11,350	3.00	1985		32		0.00	10,900
SGN1	SIGN-1 SD W/	L	18	30.60	2005		72		0.00	400
SGNP	SIGN POST 6"	L	16	10.66	2016		94		0.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,664	2,664	2,664	142.71	380,179	
BMT	Basement Area	0	1,232	246	28.50	35,107	
FAT	Attic, Finished	1,176	2,352	1,176	71.35	167,827	
FLL	Fin Lowr Level	1,432	1,432	1,217	121.28	173,678	
FOP	Open Porch	0	808	121	21.37	17,268	
FUS	Upper Story	2,696	2,696	2,561	135.56	365,480	
Ttl Gross Liv / Lease Area		7,968	11,184	7,985		1,139,539	

