

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
42 WIANNO AVE REALTY ASSOC LLC						Description	Code	Appraised	Assessed								
PO BOX 415 OSTERVILLE MA 02655						COMMERC. COM LAND	3500 3500	511,400 479,000	511,400 479,000								
SUPPLEMENTAL DATA																	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT A #DL 2 GIS ID F_961294_2691211		Plan Ref. 173/53 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		990,400	990,400								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
42 WIANNO AVE REALTY ASSOC LLC		24743 0313	08-11-2010	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
SULLIVAN, FRANK A		8227 0162	09-15-1992	U	I	430,000	L	2023	3500	511,400	2022	3500	511,400	2021	3500	499,800	
BOYNTON, JOHN & WINEMILLER		2883 0179	03-12-1979	U		0			3500	479,000		3500	419,200		3500	419,200	
								Total		990,400	Total		930,600	Total		930,600	
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
			0.00														
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch									
CI21								OSTVIL									
NOTES																	
--POST OFFICE--																	
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			
EXPC-21-8	12-02-2021	835	Sid/Wind/Roof/	29,650		100		Re-roofing the existing asphalt	04-10-2023	AG	22		22	Change of Address			
									05-01-2020	GM	04		FR	Field Review			
									09-11-2017	SR	02		03	Cycl Insp Comp			
									02-11-2010	JR	03		15	Abatement 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	3500	POST OFFICE	BA	3		0.330 AC	330,000.00	1.83287	C	1.00	CI21	2.400			0	1,451,637	479,000
Total Card Land Units						0.33 AC	Parcel Total Land Area: 0.33						Total Land Value				479,000

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	20	Brick/Masonry			
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	3500	POST OFFICE			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	3500				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3500	POST OFFICE	100
		0
		0

COST / MARKET VALUATION	
RCN	714,032
Year Built	1920
Effective Year Built	1981
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	499,800
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	5,000	3.00	1985		32		0.00	4,800
FNC3	FENCE-6' CHAI	L	214	22.04	2017		96		0.00	4,500
FNC6	Gate, Fence 6' -	L	1	1594.00	2017		96		0.00	1,500
FNC7	Chain Link Gate	L	1	810.42	2017		96		0.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,414	3,414	3,414	205.00	699,886	
CLP	Loading Platform	0	405	41	20.75	8,405	
FPC	Open Porch Conc. Floor	0	189	28	30.37	5,740	
Ttl Gross Liv / Lease Area		3,414	4,008	3,483		714,031	

