

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
851 MAIN LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
								RESIDNTL	0101	215,292	215,292		
161 MARQUAND DR PO BOX 68 OSTERVILLE MA 02655				SUPPLEMENTAL DATA				RES LAND	0101	137,841	137,841		
				Alt Prcl ID	Split Zonin	RC;BA	Plan Ref.	235/65	COMMERC.	031M	437,108		437,108
				BID Parcel	ResExpt Q		Land Ct#	#SR	COM LAND	031M	279,859		279,859
#DL 1	LOT 2		Life Estate	PP STATU			Total		1,070,100	1,070,100			
#DL 2			Assoc Pid#										
GIS ID	F_960599_2691515												

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
851 MAIN LLC	20049	0275	07-15-2005	U	I	100	1A	2023	0101	215,292	2022	0101	161,799	2021	0101	156,750	
COTTON, JOHN B JR	7437	0228	02-15-1991	U	I	275,000	B		0101	137,841		0101	124,047		0101	124,047	
COTTON, JOHN B JR & GROVER, PAUL E	6472	0145	10-15-1988	Q	I	550,000	U		031M	437,108		031M	328,501		0101	5,049	
CUNNINGHAM, MARY E TR	4303	0222	11-15-1984	Q	I	312,500	U		031M	279,859		031M	251,853		031M	318,250	
MCGRAW, DONALD C JR	3443	0252	03-15-1982	Q	I	240,000	U	Total		1,070,100	Total		866,200	Total		866,200	

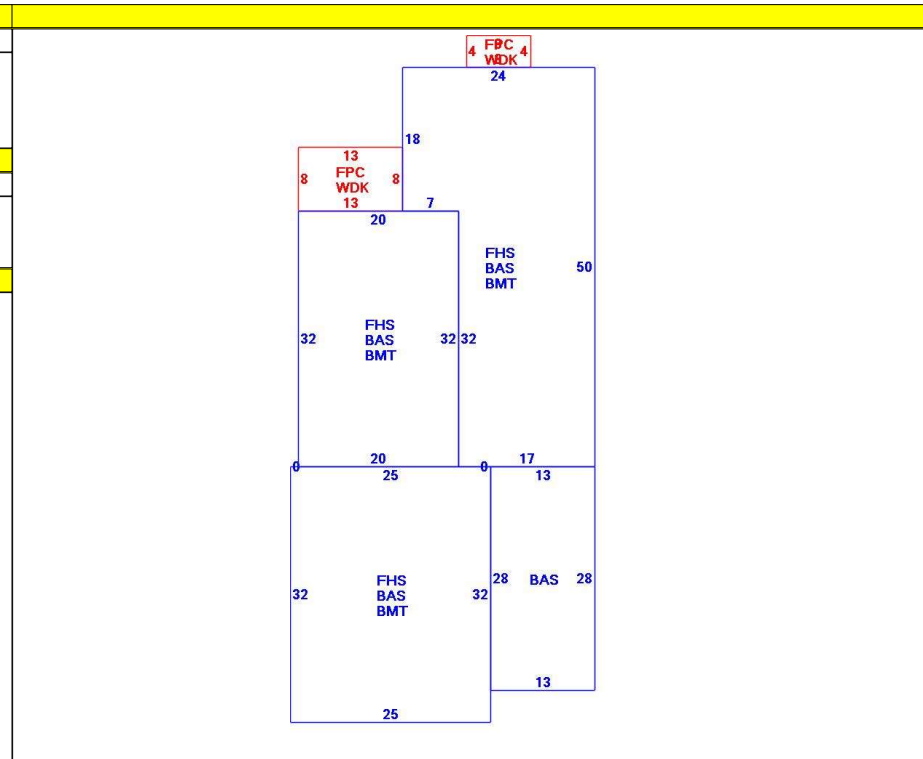
EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
									637,100	0	15,300	417,700	0	1,070,100	C
Total			0.00					Total Appraised Parcel Value				1,070,100			

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CI23				OSTVIL

NOTES																
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		
18-2656	10-25-2018	881	Alt-Int work-Co	130,000		100		Remodel Commerical RealEst	05-06-2020	GM	04		FR	Field Review		
B36137	09-01-1993	RE	Remodel	25,000	02-15-1994	100	12-31-1993	OS REMOD'	09-11-2017	SR	02		03	Cycl Insp Comp		
B29135	04-01-1986	RE	Remodel	55,000		100	12-31-1986	OS REMOD'	11-17-2014	JR	03		16	In Office Review		
									02-15-1994	ML	01		00	Meas/Listed-Interior Acces		

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	031M	MU RET/OFFC	SPLI	3		0.140	AC	330,000.00	3.61652	C	1.00	CI23	2.500		0	2,983,629	417,700
Total Card Land Units						0.14	AC	Parcel Total Land Area: 0.14						Total Land Value		417,700	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	80	Mixed Use									
Model	94	Commercial									
Grade	C+	Average Plus									
Stories	1.5										
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											
Interior Floor 1	14	Carpet									
Interior Floor 2											
Heating Fuel	03	Gas									
Heating Type	04	Hot Air									
AC Type	03	Central									
Size Adj Tbl	031M	MU RET/OFFC									
Total Rooms											
Bedrooms	00										
Full Bathrooms	0										
Bath Split	02	0 Full-2 Half									
Rms/Partitions	03	ABOVE AVERAGE									
Heat/AC	01	HEAT/AC PKGS									
Frame Type	02	WOOD FRAME									
Baths/Plumbing	03	ABOVE AVERAGE									
Ceiling/Wall	05	SUS-CEIL & WL									
Common Wall	00	0%									
Wall Height	13.00										
1st Floor Use:	0340										
Sewer Occupan											
MIXED USE						Code	Description			Percentage	
						031M	MU RET/OFFC			67	
						0101	Single Fam M-01			33	
										0	
COST / MARKET VALUATION											
RCN						910,080					
Year Built						1895					
Effective Year Built						1981					
Depreciation Code						G					
Remodel Rating											
Year Remodeled											
Depreciation %						30					
Functional Obsol											
External Obsol											
Trend Factor						1					
Condition											
Condition %											
Percent Good						70					
RCNLD						637,100					
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
GEN	Emergency Ge	L	1	5550.00	2008		78		0.00	4,300
WDC	Wood Decking	L	136	20.00	2000		62		0.00	2,500
PAV1	PAVING-ASPH	L	2,800	3.00	2016		94		0.00	7,900
SGN2	DOUBLE SIDE	L	12	39.53	2017		96		0.00	500
SGNP	SIGN POST 6"	L	10	10.66	2017		96		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,780	2,780	2,780	178.38	495,888	
BMT	Basement Area	0	2,416	483	35.66	86,156	
FHS	Half Story	1,933	2,416	1,812	133.78	323,219	
FPC	Open Porch Conc. Floor	0	136	20	26.23	3,568	
WDK	Wood Deck	0	136	7	9.18	1,249	
Ttl Gross Liv / Lease Area		4,713	7,884	5,102		910,080	

