

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SMITH, AMIE M & JAMES P TRS SB NOMINEE TRUST 55 CEDAR LANE OSTERVILLE MA 02655						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3222	599,500	599,500	
						COM LAND	3222	361,400	361,400	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 56 #DL 2 GIS ID F_959088_2695310						Plan Ref. 555/5 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)								
SMITH, AMIE M & JAMES P TRS		31268	0281	05-15-2018	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed		
LOSORDO, BENJAMIN J, TRUSTEE		30659	0180	07-28-2017	U	I	1,000,000	1V	2023	3222	977,600	2022	3222	900,200		
LORING, JOAN M		30242	0320	01-19-2017	U	I	0	1		3222	361,400	2021	3222	301,200		
FRASER, DAVID L		P149	0	01-15-1985	U		1	A					3222	51,200		
Total									1,339,000		Total		1,201,400		Total	1,210,000

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											
CI15								OSTVIL											
NOTES																			
-AIME BAKERY = RST -FLORA = BAS																			
Total Appraised Parcel Value								960,900											

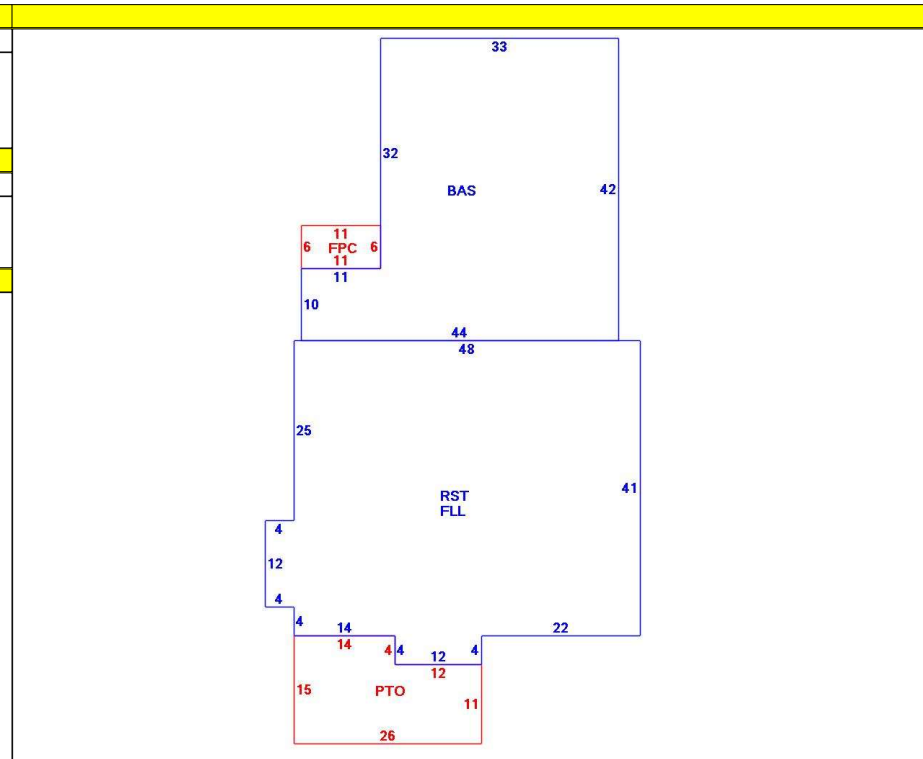
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
20-786	03-12-2020	836	Sign	0		100		1 NEW WALL SIGN 10 SQ FT	04-29-2020	GM	04		FR	Field Review			
19-3737	11-05-2019	888		5,000	02-21-2020	100	06-30-2020	Retail space duct work	04-21-2020	SR	02		02	Bldg Permit Completed			
19-2655	10-04-2019	803	Addn Alt-Comm	30,000	02-21-2020	100	06-30-2020	Build out of existing unfinished	10-15-2019	EO	03		16	In Office Review			
18-3877	11-28-2018	834	Sheet Metal	10,000	03-15-2019	100	06-30-2019	3 roof top unit replacements wi	04-19-2019	SR	01		02	Bldg Permit Completed			
18-3860	11-21-2018	836	Sign	0	03-15-2019	100	06-30-2019	25 SQ FT FREESTANDING SI	08-14-2018	SR	01		13	CALL BACK			
18-3414	11-05-2018	888		20,000	03-15-2019	100	06-30-2019	Installation of Exhaust Hood to	05-09-2014	JR	03		16	In Office Review			
18-589	05-11-2018	827	New Const-De	700,000	03-15-2019	100	06-30-2019	Construction of new 3661 sq ft	04-23-2013	JR	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	3222	COMM BLDG	BA	3		0.340	AC	330,000.00	1.78966	C	1.00	CI15	1.800		0	1,063,062	361,400
Total Card Land Units						0.34	AC	Parcel Total Land Area: 0.34						Total Land Value		361,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
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	03	Plastered			
Interior Wall 2	02	Wall Brd/Wood			
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	16	Terrazzo Epoxy			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3222	COMM BLDG			
Total Rooms					
Bedrooms	0				
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	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3161				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3222	COMM BLDG	100
		0
		0

COST / MARKET VALUATION		
RCN		945,310
Year Built		2018
Effective Year Built		2017
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		2
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		TI
Condition %		40
Percent Good		58
RCNLD		548,300
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
RFCC	Reinforced Con	L	163	7.25	2018		98		0.00	1,200
PAV1	PAVING-ASPH	L	9,200	3.00	2018		98		0.00	27,000
PAT1	Patio- Average	L	846	5.89	2018		98		0.00	4,500
CCCB	Concrete Curb	L	80	12.49	2018		98		0.00	1,000
SGN2	DOUBLE SIDE	L	25	39.53	2018		98		0.00	1,000
SGNP	SIGN POST 6"	L	20	10.66	2018		98		0.00	200
LTHL	Halide Light Fix	L	5	1495.00	2018		98		0.00	7,300
GEN	Emergency Ge	L	1	5550.00	2019		100		0.00	5,600
TRS	Trash Encl-6' w/	L	1	3401.00	2019		100		0.00	3,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,496	1,496	1,496	155.91	233,248	
FLL	Fin Lowr Level	2,064	2,064	1,754	132.50	273,474	
FPC	Open Porch Conc. Floor	0	66	10	23.62	1,559	
PTO	Patio	0	342	17	7.75	2,651	
RST	Restaurant Area	2,064	2,064	2,786	210.45	434,378	
Ttl Gross Liv / Lease Area		5,624	6,032	6,063		945,310	

