

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COMMUNITY BENEFIT - WELLNESS								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
7 PARKER ROAD								COMMERC.	3400	483,400	483,400	
OSTERVILLE MA 02655								COM LAND	3400	628,600	628,600	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID						Plan Ref. 685/75						
Split Zonin RC;BA						Land Ct#						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 LOT 2						PP STATU						
#DL 2						Assoc Pid#						
									Total	1,112,000	1,112,000	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COMMUNITY BENEFIT - WELLNESS LLC				32848	28	04-22-2020	Q	I	1,000,000	00	Year	Code	Assessed	Year	Code	Assessed
1340 MAIN STREET OSTERVILLE LLC				29941	0263	09-19-2016	U	I	1,275,000	1	2023	3400	483,400	2022	3400	345,800
EBEN LLC				13922	0315	06-11-2001	U	I	2,000,000	1		3400	628,600		3400	441,300
CURRAN, FREDERICK J & CHARLES F				1468	0714	04-09-1970	U		0		Total	1,112,000	Total	787,100	Total	1,440,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI15			OSTVIL

NOTES			
--SHULZ LAW OFFICE--		F = LO/SO/AGE	
--WELLNESS--			
		-WHITE/NATURAL-	

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
SIGN-22-2	02-18-2022	836	Sign	0	06-30-2022	100	06-30-2022	Plywood sign with address and	05-05-2022	CK	02		02	Bldg Permit Completed
BLDC-22-3	02-16-2022	860	Change of Use-	0	06-30-2022	100	06-30-2022	there is no structural work to be	07-12-2021	CK	03		16	In Office Review
BLDC-21-11	06-14-2021	803	Addn Alt-Comm	17,500	05-05-2022	100	06-30-2022	Renovate existing greenhouse	04-30-2020	GM	04		FR	Field Review
17-1527	05-17-2017	836	Sign	0	07-06-2017	100	06-30-2017	12 sq ft free standing sign for	02-08-2018	MD	22		22	Change of Address
16-2950	10-31-2016	802	Accessory-com	50,000	01-31-2017	100	06-30-2017	Construct new foundation und	07-14-2017	SR	02		03	Cycl Insp Comp
89637	01-12-2006	CM	Commercial	25,000	06-30-2008	100	06-30-2008	RENO BTH	01-19-2017	AL	03		16	In Office Review
82989	03-28-2005	NR	New Roof	20,000	06-30-2008	100	06-30-2008		06-01-2010	NF	03		02	Bldg Permit Completed

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	3400	OFFICE BLD M9	SPLI	3		1.000	AC	330,000.00	1.00000	C	1.00	CI15	1.800		0	594,000
1	3400	OFFICE BLD M9	SPLI	3		0.640	AC	30,000.00	1.00000	0	1.00	CI15	1.800		0	54,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	C-	Average Minus			
Stories	1.3				
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	12	Hardwood			
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	3250	OFFC/RETAIL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	2				
Bath Split	20	2 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	3250				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3400	OFFICE BLD M94	100
		0
		0

COST / MARKET VALUATION		
RCN		721,633
Year Built		1900
Effective Year Built		1974
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		35
Functional Obsol		5
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		60
RCNLD		433,000
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	19,600	3.00	1999		60		0.00	35,300
PAT1	Patio- Average	L	584	5.89	1999		80		0.00	2,600
GRN3	COMM PLASTI	L	544	8.34	2022		100	C	1.00	4,500
SHD2	Shed w/Elec	L	170	26.00	2022		100		0.00	4,400
FNG4	GATE - 6' VINY	L	1	24.56	2010		82		0.00	0
FNCV	FENCE 6' VINY	L	105	41.65	2010		82		0.00	3,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	6,581	6,581	6,581	104.87	690,171	
UAT	Attic, Unfinished	0	1,200	300	26.22	31,462	
Ttl Gross Liv / Lease Area		6,581	7,781	6,881		721,633	

