

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HOSTETTER REALTY COMPANY INC 7 PARKER ROAD OSTERVILLE MA 02655								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA VISION
								RESIDNTL	0112	467,080	467,080	
SUPPLEMENTAL DATA								RES LAND	0112	267,300	267,300	
								COMMERC.	031P	1,868,320	1,868,320	
				COM LAND	031P	1,069,200	1,069,200					
								Total		3,671,900	3,671,900	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HOSTETTER REALTY COMPANY INC				C235 0	06-26-1959	U	V	0		Year	Code	Assessed	Year	Code	Assessed			
										2023	0112	472,680	2022	0112	228,180	2021	0112	214,260
											0112	267,300		0112	185,620		0112	185,620
											031P	1,890,720		031M	912,720		0112	13,920
											031P	1,069,200		031M	742,480		031M	857,040
								Total		3,699,900	Total		2,069,000	Total		2,069,000		

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI15			OSTVIL

NOTES			
CAPE COD HEALCARE URGENT CARE CENTER BAS-NUT HOUSE CANDLE CO/ CLEANERS/CRISP TOO			

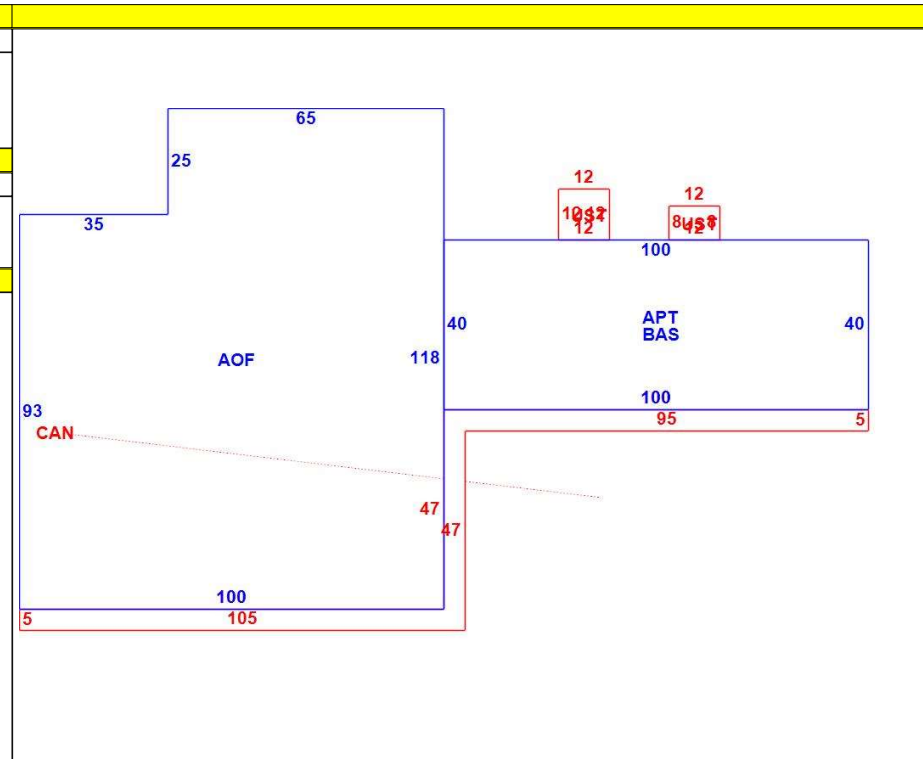
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
SM-22-37	05-02-2022	834	Sheet Metal	40,000	07-19-2022	100	06-22-2022	renovating and installing for th	07-19-2022	SR	02		02	Bldg Permit Completed
BLDC-22-20	03-28-2022	803	Addn Alt-Comm	381,210	07-19-2022	100	06-22-2022	The existing building located at	05-06-2020	GM	04		FR	Field Review
SIGN-21-80	06-29-2021	836	Sign	0	12-31-2021	100	12-31-2021	we are using and painting the	10-17-2019	CK	22		22	Change of Address
20-2645	09-18-2020	836	Sign	0	12-04-2020	100	12-04-2020	3 signs CC Healthcare and Cr	06-28-2018	KM	22		22	Change of Address
20-2252	09-15-2020	803	Addn Alt-Comm	19,000	12-04-2020	100	12-04-2020	Renovation to Existing Sprinkl	09-13-2017	SR	02		03	Cycl Insp Comp
20-1384	06-09-2020	888		200,000	12-04-2020	100	12-04-2020	new hvac system	02-11-2014	JR	03		16	In Office Review
19-3085	02-13-2020	803	Addn Alt-Comm	1,500,000	12-04-2020	100	12-04-2020	Renovation of 770 Main St to a	11-05-2008	JG	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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	031P	MU PROF OFFC	SPLI	3		2.250 AC	330,000.00	1.00000	C	1.00	CI15	1.800	ALL SITE		0	594,000		
Total Card Land Units						2.25 AC	Parcel Total Land Area: 2.25						Total Land Value					1,336,500

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	80	Mixed Use									
Model	94	Commercial									
Grade	C+	Average Plus									
Stories	1										
Occupancy	8.00										
Exterior Wall 1	20	Brick/Masonry									
Exterior Wall 2	11	Clapboard									
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	14	Carpet									
Heating Fuel	03	Gas									
Heating Type	04	Hot Air									
AC Type	03	Central									
Size Adj Tbl	031P	MU PROF OFFC									
Total Rooms											
Bedrooms	00										
Full Bathrooms	0										
Bath Split	32	3 Full-2 Half									
Rms/Partitions	03	ABOVE AVERAGE									
Heat/AC	01	HEAT/AC PKGS									
Frame Type	03	MASONRY									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	08	TYPICAL									
Common Wall	00	0%									
Wall Height	11.00										
1st Floor Use:	031P										
Sewer Occupan											

MIXED USE		
Code	Description	Percentage
031P	MU PROF OFFC	80
011C	APT UNDR 8 M94	20
		0

COST / MARKET VALUATION	
RCN	2,736,086
Year Built	1959
Effective Year Built	1995
Depreciation Code	VG
Remodel Rating	04
Year Remodeled	2020
Depreciation %	19
Functional Obsol	0
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	2,216,200
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	60,000	3.00	1985		32		0.00	57,600
RFCC	Reinforced Con	L	732	7.25	2017		96		0.00	5,100
FNC3	FENCE-6' CHAI	L	12	22.04	2017		96		0.00	300
FNG3	GATE, C.L. 6'H	L	4	464.21	2017		96		0.00	1,800
PKBR	Parking Bumper	L	10	52.17	2017		96		0.00	500
LTHL	Halide Light Flx	L	3	1495.00	2017		96		0.00	4,300
SPR1	SPRINKLERS-	B	14,925	4.10	1996		81		0.00	49,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	10,925	10,925	12,018	149.25	1,630,581	
APT	Apartment	4,000	4,000	4,000	135.68	542,713	
BAS	First Floor	4,000	4,000	4,000	135.68	542,713	
CAN	Canopy	0	1,235	124	13.62	16,824	
UST	Utility Enclosure	0	240	24	13.57	3,256	
Ttl Gross Liv / Lease Area		18,925	20,400	20,166		2,736,087	

