

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  <b>VISION</b>
								COMMERC.	3222	28,200	28,200	
								COMMERC.	3260	1,204,300	1,204,300	
<b>SUPPLEMENTAL DATA</b>								COM LAND	3260	434,900	434,900	
Alt Prcl ID				Split Zonin			Plan Ref.					
#DL 1				LOT 4 & 5			Land Ct#	15034-C				
#DL 2							#SR					
GIS ID				F_961595_2691584			Life Estate					
							PP STATU					
							Assoc Pid#					
								Total		1,667,400	1,667,400	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
HOSTETTER REALTY COMPANY, INC				C190	0	12-08-2009	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
HOSTETTER, PRISCILLA M & ELEANOR				C190	0	12-08-2009	U	I	0	1	2023	3222	28,200	2022	3222	25,900
HOSTETTER, PRISCILLA M ETAL				C139	0	11-15-1995	U	I	1	A		3260	1,204,300		3260	930,300
HOSTETTER, PRISCILLA M ET				C139	0	11-15-1995	U	I	1	A		3260	434,900		3260	362,400
HOSTETTER, PRISCILLA M ET				C133	0	03-15-1994	U	I	100	A					3260	17,200
								Total		1,667,400	Total		1,318,600	Total		1,318,600

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI15			OSTVIL

NOTES			
--WIMPYS--			

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
18-853	03-27-2018	835	Sid/Wind/Roof/	12,000		100		Remove and replace shingle r	04-29-2020	GM	04		FR	Field Review
201501379	04-28-2015	RW	Repair Work	20,000	08-05-2015	100	06-30-2016	REPAIR MARKET PORTION	10-17-2019	CK	22		22	Change of Address
200802746	05-28-2008	CM	Commercial	1,500	06-30-2009	100	06-30-2009	RE-SIDE	06-28-2018	KM	22		22	Change of Address
B37261	11-01-1994	NR	New Roof	10,000	01-15-1995	100	01-15-1995	OS REROOF	07-11-2016	JR	01		02	Bldg Permit Completed
B25179	06-01-1983	NC	New Constructi	50,000	06-15-1984	100	06-15-1994	OS 2ND F						
B16336	06-01-1973	AD	Addition	0	01-15-1974	100	01-15-1974	OS COMMCL						

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	3260	REST/CLUBS M	BA	3		0.680	AC	330,000.00	1.07664	C	1.00	CI15	1.800		0	639,540	434,900
Total Card Land Units						0.68	AC	Parcel Total Land Area: 0.68						Total Land Value		434,900	

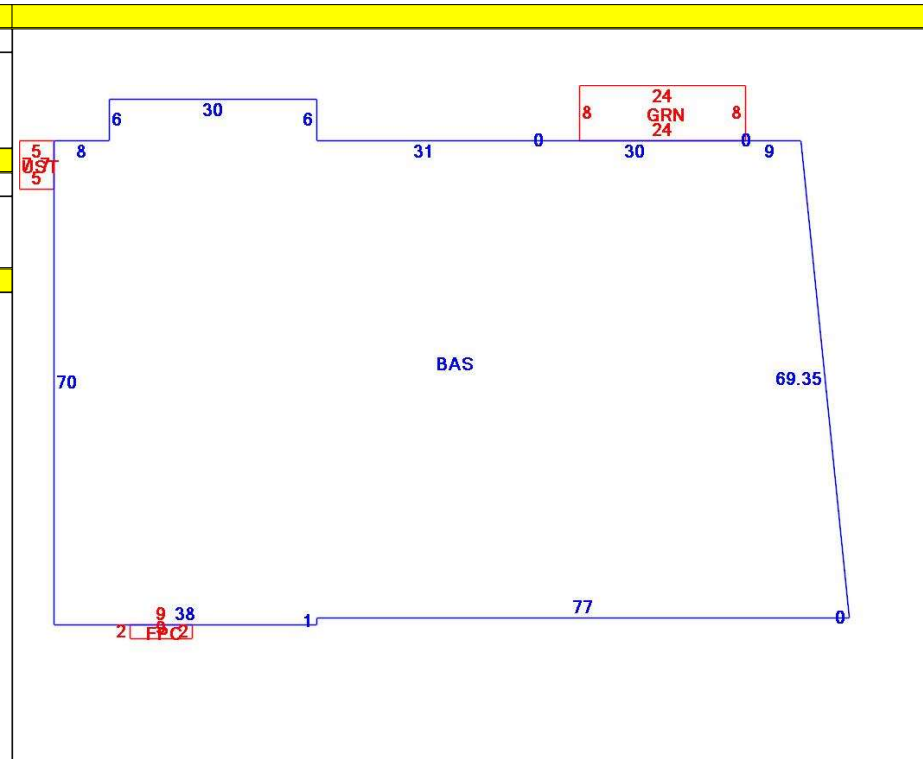
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	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	3260	REST/CLUBS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 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	10.00				
1st Floor Use:	3260				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3260	REST/CLUBS M94	100
		0
		0

COST / MARKET VALUATION	
RCN	1,502,623
Year Built	1938
Effective Year Built	1992
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	1,187,100
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 Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	15,000	3.00	1985		32		0.00	14,400
SGN2	DOUBLE SIDE	L	24	39.53	2001		64		0.00	600
SGNP	SIGN POST 6"	L	20	10.66	2001		64		0.00	100
TRS	Trash Encl-6' w/	L	1	3401.00	2000		62		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,912	7,912	7,912	189.06	1,495,817	
FPC	Open Porch Conc. Floor	0	18	3	31.51	567	
GRN	Greenhouse	0	192	29	28.56	5,483	
UST	Utility Enclosure	0	35	4	21.61	756	
Ttl Gross Liv / Lease Area		7,912	8,157	7,948		1,502,623	





CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	Comm Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		37,548
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	07	Elec Baseboard	Year Built		1973
AC Type	01	None	Effective Year Built		1987
Size Adj Tbl	3222	COMM BLDG	Depreciation Code		A
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		25
Bath Split	00	0 Full-0 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	03	HEAT ONLY	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	06	CEIL & WALLS	Percent Good		75
Common Wall	00	0%	RCNLD		28,200
Wall Height	8.00		Dep % Ovr		
1st Floor Use:	326I		Dep Ovr Comment		
Sewer Occupan			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	352	352	352	104.01	36,612	
CAN	Canopy	0	88	9	10.64	936	
Ttl Gross Liv / Lease Area		352	440	361		37,548	

BAS	22				
16					16
CAN	22				
4					4
	22				

