

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
PENDERGAST, ANN D TR						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA	
PENDERGAST FALMOUTH RD TRUS					3	COMMERC.	3250	1,065,600	1,065,600		
PO BOX 576		<b>SUPPLEMENTAL DATA</b>				COM LAND	3250	258,200	258,200	<b>VISION</b>	
CENTERVILLE MA 02632		Alt Prcl ID Split Zonin RD-1;RC;HO		Plan Ref. 198/139 Land Ct# #SR		Total					
		ResExpt Q #DL 1 #DL 2		Life Estate PP STATU		1,323,800					
GIS ID F_972603_2702195		Assoc Pid#		Total				1,323,800		1,323,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PENDERGAST, ANN D TR		BA17 0	04-24-2017	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PENDERGAST, JOHN J JR & ANN D TRS		15793 0321	10-24-2002	U	I	1	1A	2025	3250	1,065,600	2024	3250	1,056,900	2023	3250	1,056,900
PENDERGAST, JOHN J JR		10551 0309	12-31-1996	U	I	1	1A		3250	258,200		3250	258,200		3250	258,200
PENDERGAST, JOHN JR TR		2283 0268	01-06-1976	U		0		Total		1,323,800	Total		1,315,100	Total		1,315,100

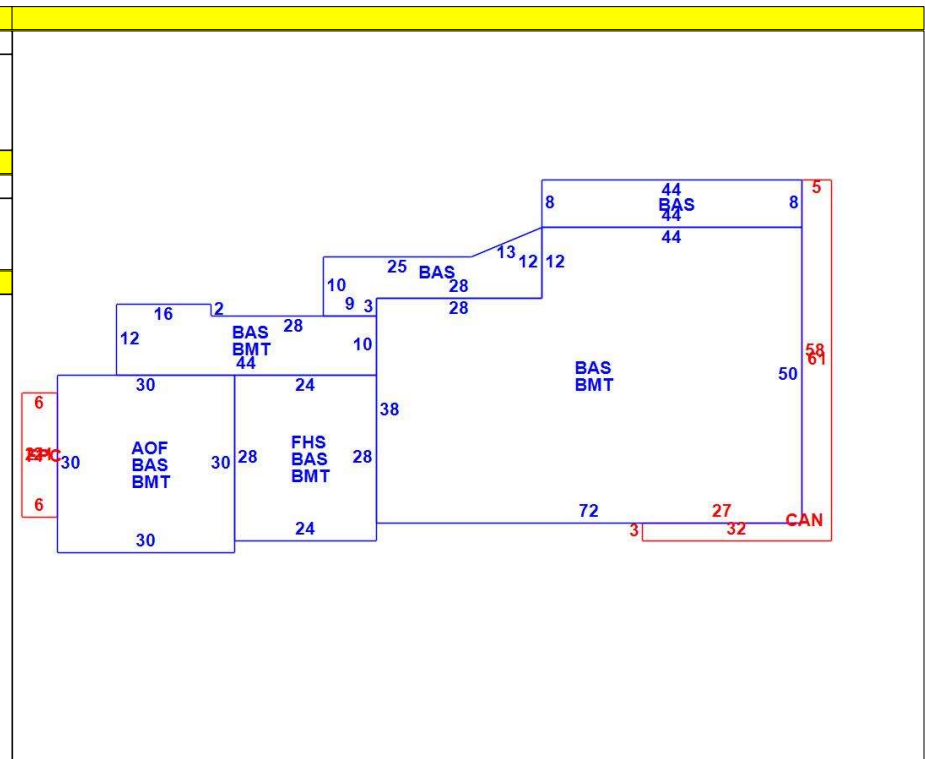
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total		0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name	B		Tracing		Batch											
CI09				CENVIL													
NOTES																	
--CAPE COD PKG STORE--																	
-AOF PENDERGAST R.E.(OOC)																	
Appraised Bldg. Value (Card)								937,900									
Appraised Xf (B) Value (Bldg)								29,500									
Appraised Ob (B) Value (Bldg)								98,200									
Appraised Land Value (Bldg)								258,200									
Special Land Value								0									
Total Appraised Parcel Value								1,323,800									
Valuation Method								C									
Total Appraised Parcel Value								1,323,800									

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
200905449	11-06-2009	AD	Addition	600,000	06-24-2010	100	06-30-2011	ADD/ALTER TO EXIST	03-30-2021	SR	01		03	Cycl Insp Comp
200905447	11-06-2009	DE	Demolish	20,000	06-24-2010	100	06-30-2010	DEMO EAST WING	04-29-2020	GM	04		FR	Field Review
200701041	02-23-2007	GN	Generator	0	06-24-2010	100	06-30-2010	GAS GENERATOR	06-06-2011	JR	01		02	Bldg Permit Completed
51315	01-25-2001	NR	New Roof	12,000	01-01-2002	100	06-30-2002		08-06-2010	JR	02		13	CALL BACK
5566	06-01-1995	NR	New Roof	1,500	01-15-1996	100	06-30-1996	CE ROOF						
B33746	05-01-1990	RE	Remodel	550,000	03-15-1991	100	06-30-1991	CE ALTER.						

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	3250	OFFC/RETAIL M	SPLI	3	Centerville	0.850	AC	330,000.00	0.92062	C	1.00	CI09	1.000		0	303,798	258,200
Total Card Land Units						0.85	AC	Parcel Total Land Area: 0.85					Total Land Value		258,200		

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	88	Office/Retail							
Model	94	Commercial							
Grade	C+	Average Plus							
Stories	1.5								
Occupancy	2.00								
Exterior Wall 1	30	Cement Siding							
Exterior Wall 2	14	Wood Shingle							
Roof Structure	03	Gable/Hip							
Roof Cover	03	Asph/F Gls/Cmp							
Interior Wall 1	05	Drywall							
Interior Wall 2									
Interior Floor 1	23	Laminate							
Interior Floor 2									
Heating Fuel	03	Gas							
Heating Type	04	Hot Air							
AC Type	03	Central							
Size Adj Tbl	3250	OFFC/RETAIL M94							
Total Rooms									
Bedrooms	00								
Full Bathrooms	0								
Bath Split	02	0 Full-2 Half							
Rms/Partitions	02	AVERAGE							
Heat/AC	01	HEAT/AC PKGS							
Frame Type	02	WOOD FRAME							
Baths/Plumbing	02	AVERAGE							
Ceiling/Wall	08	TYPICAL							
Common Wall	00	0%							
Wall Height	10.00								
1st Floor Use:	3251								
Sewer Occupan									
<b>MIXED USE</b>									
		Code	Description	Percentage					
		3250	OFFC/RETAIL M94	100					
				0					
				0					
<b>COST / MARKET VALUATION</b>									
		RCN		966,907					
		Year Built		2010					
		Effective Year Built		2020					
		Depreciation Code		VG					
		Remodel Rating							
		Year Remodeled							
		Depreciation %		3					
		Functional Obsol		0					
		External Obsol		0					
		Trend Factor		1					
		Condition							
		Condition %							
		Percent Good		97					
		RCNLD		937,900					
		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	25,000	3.00	2010		82		0.00	61,500
GEN1	Large Generato	L	1	29300.00	2010		82		0.00	24,000
LP24	Light Pole-24'	L	2	2596.00	2010		82		0.00	4,300
LTHL	Halide Light Flx	L	2	1495.00	2010		82		0.00	2,500
SGN3	DBL SIDED W/I	L	36	199.92	2010		82		0.00	5,900
SPR1	SPRINKLERS-	B	7,414	4.10	2017		97		0.00	29,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	900	900	990	123.82	111,436	
BAS	First Floor	5,976	5,976	5,976	112.56	672,670	
BMT	Basement Area	0	5,308	1,062	22.52	119,541	
CAN	Canopy	0	386	39	11.37	4,390	
FHS	Half Story	538	672	504	84.42	56,731	
FPC	Open Porch Conc. Floor	0	126	19	16.97	2,139	
Ttl Gross Liv / Lease Area		7,414	13,368	8,590		966,907	

