

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
BPCB PROPERTIES LLC 197 BUNKER HILL STREET CHARLESTOWN MA 02129	1 Level	2 Public Water	1 Paved	1 Marginal View	Description	Code	Assessed	Assessed	RESIDENTL RES LAND		
		4 Gas				1040	218,300	218,300			
		6 Septic				1040	536,800	536,800			
SUPPLEMENTAL DATA						Total				755,100	755,100
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 13 #DL 2 GIS ID F_974573_2694751				Plan Ref. 92/135 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BPCB PROPERTIES LLC	34986	314	03-21-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
RJB MANAGEMENT LLC	34955	267	03-07-2022	Q	I	832,500	00	2025	1040	218,300	2024	1040	167,800			
C BEACH PROPERTIES LLC	30826	0333	10-13-2017	Q	I	350,000	00		1040	536,800		1040	738,000			
PERKINS, CONSTANCE J & BURK, JOAN	8974	0222	12-29-1993	Q	I	128,500	U									
HANEY, J MARK & ANNE M TRS	4542	0332	05-22-1985	Q	I	110,000	U									
Total								755,100		Total		905,800		Total		636,700

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				Appraised Bldg. Value (Card)	201,700
0111				CENVIL				Appraised Xf (B) Value (Bldg)	12,700
							Appraised Ob (B) Value (Bldg)	3,900	
							Appraised Land Value (Bldg)	536,800	
							Special Land Value	0	
							Total Appraised Parcel Value	755,100	
							Valuation Method	C	
							Total Appraised Parcel Value	755,100	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										04-12-2024	TR	03		16	In Office Review
										10-27-2023	CK	03		20	Sale Review
										05-18-2020	WD			FR	Field Review
										12-12-2014	SR	02		03	Cycl Insp Comp

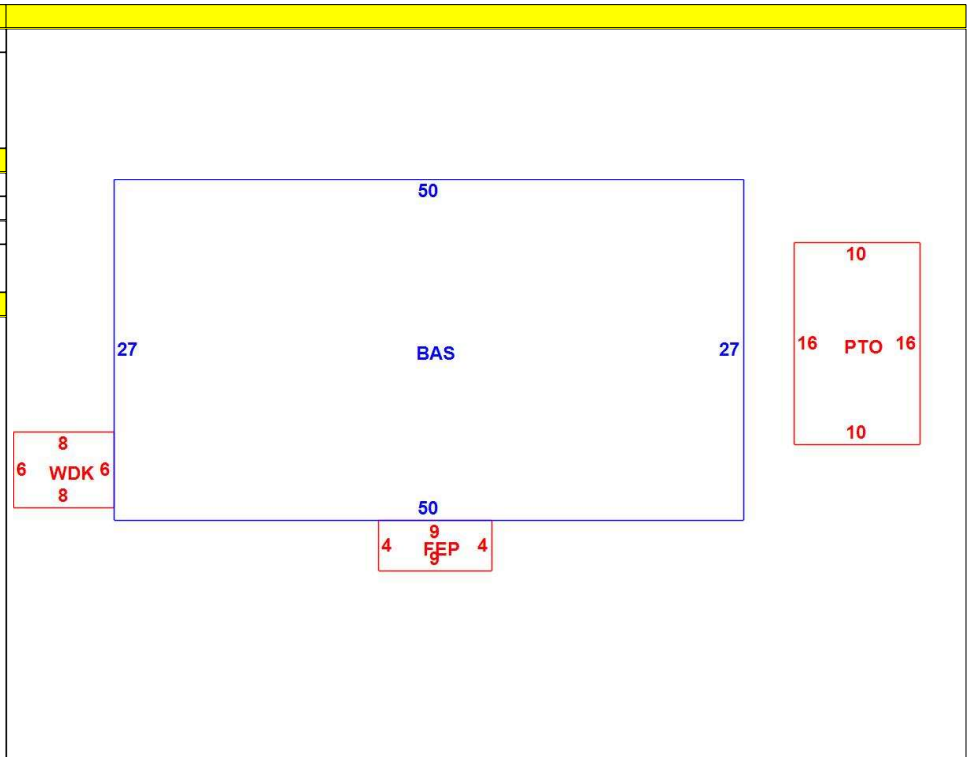
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-1	01-26-2023	835	Sid/Wind/Roof/	4,154		100		Weatherization, Air sealing, ins		04-12-2024	TR	03		16	In Office Review
201207202	11-29-2012	WD	Wood Deck	5,900	06-30-2013	100	06-30-2013	CONSTRUCT HANDICAP RA		10-27-2023	CK	03		20	Sale Review
200807001	12-18-2008	NW	New Windows	1,200	06-30-2009	100	06-30-2009	REPLC WIND .38 U VALUE		05-18-2020	WD			FR	Field Review
91409	04-11-2006	NS	New Siding	5,800	06-30-2006	100	06-30-2006	STRIP-RESIDE		12-12-2014	SR	02		03	Cycl Insp Comp
79215	09-10-2004	NR	New Roof	5,000	01-31-2005	100	01-01-2005	REROOF STRIPPING OLD							

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1040	Two Family	CBD	3	0.130	AC	176,344.00	5.85353	1.0000	5	1.00	0111	4.000		1.0000	4,128,936	536,800
Total Card Land Units					0.13	AC	Parcel Total Land Area					0.13	Total Land Value			536,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	10	Duplex			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C		Owne 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		261,984
Year Built		1950
Effective Year Built		1995
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		23
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		77
RCNLD		201,700
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	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	Fireplace 1 sto	B	2	5000.00	1983		77		0.00	7,700
FPO	Ext FP Openin	B	1	2000.00	1983		77		0.00	1,500
FEP	Enclosed porc	B	36	70.00	1983		77		0.00	3,500
WDC	Wood Decking	L	48	20.00	1991		44		0.00	1,200
PAT2	Patio-Good	L	160	9.94	1991		72		0.00	1,300
SHED	Shed	L	80	18.00	2019		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,350	1,350	1,350	194.06	261,984
FEP	Enclosed Porch	0	36	0	0.00	0
PTO	Patio	0	160	0	0.00	0
WDK	Wood Deck	0	48	0	0.00	0
Ttl Gross Liv / Lease Area		1,350	1,594	1,350		261,984

