

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION						
CAPEBUILT PLEASANT STREET LLC 39B SHAWME ROAD SANDWICH MA 02563			1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		RESIDENTL RES LAND	1120 1120	3,384,200 139,100	3,384,200 139,100		
			4 Gas														
			6 Septic				4										
SUPPLEMENTAL DATA																	
Alt Prcl ID					Plan Ref. SEE DEED DESC			Total					3,523,300	3,523,300			
Split Zonin					Land Ct#												
BID Parcel					#SR												
ResExpt Q					Life Estate												
#DL 1					PP STATU												
#DL 2					Assoc Pid#												
GIS ID F_989988_2701096																	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAPEBUILT PLEASANT STREET LLC			32132	0269	07-01-2019	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed		
CAPEBUILT PLEASANT STREET LLC			30988	0089	12-27-2017	U	I	100	1F	2025	1120	3,384,200	2024	1120	2,986,900		
MCEVOY, ROSE ANN			29558	0294	04-05-2016	U	I	0	1A		1120	139,100	2023	1120	2,986,900		
MCEVOY, MAURICE M & ROSE ANN			3968	0080	12-22-1983	U		0						1120	133,500		
Total												3,523,300	Total		3,126,000	Total	3,120,400

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											
Nbhd	Nbhd Name	B	Tracing	Batch							
0104				HYAN							

NOTES												APPRAISED VALUE SUMMARY				
												Appraised Bldg. Value (Card)				3,188,800
												Appraised Xf (B) Value (Bldg)				195,400
												Appraised Ob (B) Value (Bldg)				0
												Appraised Land Value (Bldg)				139,100
												Special Land Value				0
												Total Appraised Parcel Value				3,523,300
												Valuation Method				C
												Total Appraised Parcel Value				3,523,300

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	
BLDC-21-99	05-16-2021	825	New Const - Co	1,600,000	06-06-2022	100	06-30-2022	New Construction of a 10 unit	05-16-2023	AG	22		22	Change of Address	
BLDC-21-96	05-16-2021	825	New Const - Co	1,600,000	06-06-2022	100	06-30-2022	Construction of a new 3 story,	06-06-2022	SR	01		02	Bldg Permit Completed	
20-3096	11-06-2020	820	Foundation Onl	125,000	06-09-2021	100	06-30-2021	Construction of 2 foundations f	06-09-2021	SR	02		13	CALL BACK	
19-1892	07-10-2019	810	Demolition	24,333	01-10-2020	100	06-30-2020	DEMO SINGLE FAMILY HOM	05-13-2020	WD			FR	Field Review	
B36043	07-01-1993	AD	Addition	1,000	01-15-1994	100	12-31-1994	HY ALTER	03-10-2020	SR	02		02	Bldg Permit Completed	
										09-25-2018	RB	03		16	In Office Review
										11-13-2017	SR	02		03	Cycl Insp Comp

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	1120	APTS 9+/M-07	DV	4	0.420	AC	176,344.00	2.08655	1.0000	5	1.00	0104	0.900		1.0000	331,156.4	139,100	
Total Card Land Units					0.42	AC	Parcel Total Land Area					0.42	Total Land Value					139,100

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	4	Gas													
	6	Septic													
SUPPLEMENTAL DATA											Total	3,523,300	3,523,300		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_989988_2701096					Plan Ref. SEE DEED DESC Land Ct# #SR Life Estate PP STATU Assoc Pid#										

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CAPEBUILT PLEASANT STREET LLC	30988	0089	12-27-2017	U	I	100	1F	2025	1120	3,384,200	2024	1120	2,986,900	2023	1120	2,986,900
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ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY						
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Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		

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	
2	1120	APTS 9+/M-07	DV	4	SF		1.00000		5	1.00		1.000		0.0000		0	
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.42	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	14	Apartments			
Model	01	Residential			
Grade:	B	Custom			
Stories	3	3 Stories			
Exterior Wall 1	25	Vinyl Siding			
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	23	Laminate			
Interior Floor 2		Cork Tile			
Heat Fuel	04	Electric			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	14	14 Bedrooms			
Full Baths	10				
Half Baths	0				
Extra Fixtures					
Total Rooms	24	24 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	A0	10 Full-0 Half			

CONDO DATA			
Parcel Id	C	Ownr	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	1,598,434
Year Built	2021
Effective Year Built	2022
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	2
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	98
RCNLD	1,566,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

FTS FUS BAS BMT		40
64		
FPC 26	6	FPC 26

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
BMT	Basement-Unfi	B	2,560	26.01	2021		98		0.00	53,400
SPR1	SPRINKLERS-	B	7,680	4.10	2021		98		0.00	30,900
FOPC	Open Prch-roo	B	312	55.00	2021		98		0.00	11,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,560	2,560	2,560	208.13	532,811
BMT	Basement Area	0	2,560	0	0.00	0
FPC	Open Porch Conc. Floor	0	312	0	0.00	0
FTS	Finished Third Story	2,560	2,560	2,560	208.13	532,811
FUS	Upper Story	2,560	2,560	2,560	208.13	532,811
Ttl Gross Liv / Lease Area		7,680	10,552	7,680		1,598,433

