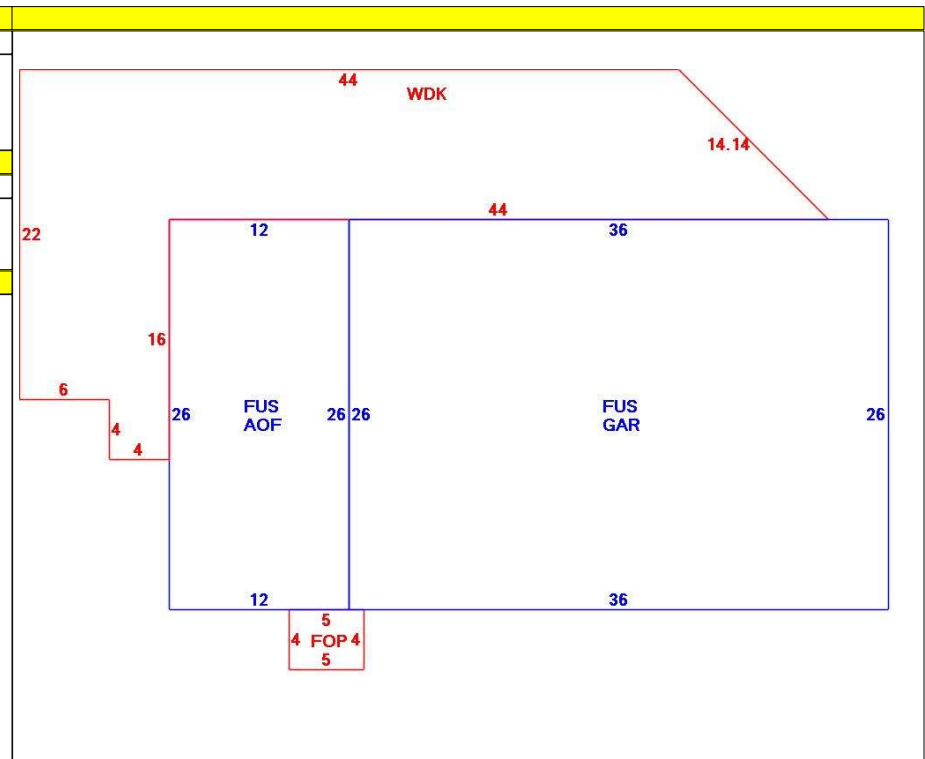


CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION		
CAPE COD OYSTER COMPANY INC PO BOX 1268 MARSTONS MIL MA 02648								9	Rear Location	Description	Code	Appraised		Assessed						
										RESIDNTL	0101	73,850		73,850						
								6		RES LAND	0101	148,500		148,500						
				SUPPLEMENTAL DATA						COMMERCL	031G	73,850		73,850						
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 74 THRU 81 #DL 2 GIS ID F_956367_2703296				Plan Ref. Land Ct# 29500-C #SR Life Estate PP STATU				COM LAND	031G	203,500		203,500								
								COMMERCL	031I	572,500		572,500								
								Total						1,072,200		1,072,200				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)							
CAPE COD OYSTER COMPANY INC HANOVERIAN PROPERTIES LLC PINA, YVONEE TR BALERNA, ALFRED J TR BALERNA, ALFRED J TR				C207	0	10-22-2015	U	I	800,000		1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				C175	0	12-10-2004	U	I	625,000		1	2025	0101	73,850	2024	0101	73,900	2023	0101	73,900
				C167	0	11-14-2002	U	V	0		1		0101	148,500		0101	148,500		0101	148,500
				C159	0	10-24-2000	U	V	100		1		031G	73,850		031G	73,900		031G	73,900
				C157	0	05-01-2000	U	V	300,000		1		031G	203,500		031G	203,500		031G	203,500
Total												1,072,200	Total	1,077,400		Total	1,077,400			
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description		Amount		Code	Description		Number	Amount	Comm Int									
												APPRAISED VALUE SUMMARY								
Total				0.00																
ASSESSING NEIGHBORHOOD												Appraised Bldg. Value (Card) 574,900 Appraised Xf (B) Value (Bldg) 112,000 Appraised Ob (B) Value (Bldg) 33,300 Appraised Land Value (Bldg) 352,000 Special Land Value 0 Total Appraised Parcel Value 1,072,200 Valuation Method C								
Nbhd		Nbhd Name		B		Tracing		Batch												
CI05								MARSTM												
NOTES												Total Appraised Parcel Value 1,072,200								
NO NAME																				
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			
18-61		02-08-2018	838	Solar Panel-Co	127,500		100		Installation of 180 300watt sola			10-15-2021	BM	22		22	Change of Address			
16-942		04-21-2016	834	Sheet Metal	0	06-30-2016	100	06-30-2016	2 zones, 2 trane gas fired furn			05-06-2020	GM	04		FR	Field Review			
201505902		10-07-2015	CM	Commercial	400,000	07-27-2016	100	06-30-2016	NEW 4000 SQ. FT COMMER			08-30-2018	SR	02		03	Cycl Insp Comp			
83714		04-24-2005	DW	Dwelling	210,000	05-04-2006	100	01-01-2006				08-30-2018	SR	02		02	Bldg Permit Completed			
												08-24-2016	JR	01		02	Bldg Permit Completed			
												09-24-2012	DR	22		22	Change of Address			
												05-27-2010	NF	03		02	Bldg Permit Completed			
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	031G	MU GARAGE	RF	3	Marstons	1.000	AC	330,000.00	1.00000	C	1.00	CI07	0.900	SITE			0	297,000	297,000	
1	031G	MU GARAGE		3		2.780	AC	39,600.00	1.00000	R	0.50		1.000	EXCS-TOPO			0	19,800	55,000	
Total Card Land Units						3.78	AC	Parcel Total Land Area: 3.78						Total Land Value						352,000

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style	75	Garage/Quarter									
Model	94	Commercial									
Grade	C	Average									
Stories	2										
Occupancy	2.00										
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	01	Minimum									
Interior Floor 1	12	Hardwood									
Interior Floor 2	03	Concr Finished									
Heating Fuel	02	Oil									
Heating Type	05	Hot Water									
AC Type	01	None									
Size Adj Tbl	031G	MU GARAGE									
Total Rooms	4										
Bedrooms	2										
Full Bathrooms	1										
Bath Split	10	1 Full-0 Half									
Rms/Partitions	02	AVERAGE									
Heat/AC	03	HEAT ONLY									
Frame Type	02	WOOD FRAME									
Baths/Plumbing	01	LIGHT									
Ceiling/Wall	04	CEIL & MIN WL									
Common Wall	00	0%									
Wall Height	10.00										
1st Floor Use:											
Sewer Occupan											

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
FPLG	Gas Fireplace-	B	1	2500.00	2009		90		0.00	2,300
WDC	Wood Decking	L	626	20.00	2008		78		0.00	9,000
RFCC	Reinforced Con	L	32	7.25	2016		94		0.00	200
RFCC	Reinforced Con	L	16	7.25	2016		94		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	312	312	343	87.91	27,429	
FOP	Open Porch	0	20	3	12.00	240	
FUS	Upper Story	1,248	1,248	1,186	76.00	94,842	
GAR	Attached Garage	0	936	328	28.02	26,230	
WDK	Wood Deck	0	626	31	3.96	2,479	
Ttl Gross Liv / Lease Area		1,560	3,142	1,891		151,220	



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION			
CAPE COD OYSTER COMPANY INC PO BOX 1268 MARSTONS MIL MA 02648								9	Rear Location	Description	Code	Appraised		Assessed							
										RESIDNTL	0101	73,850		73,850							
								6		RES LAND	0101	148,500		148,500							
SUPPLEMENTAL DATA										COMMERC.	031G	73,850		73,850							
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 74 THRU 81 #DL 2 GIS ID F_956367_2703296								Plan Ref. Land Ct# 29500-C #SR Life Estate PP STATU		COM LAND	031G	203,500		203,500							
										COMMERC.	031I	572,500		572,500							
										Total		1,072,200		1,072,200							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAPE COD OYSTER COMPANY INC HANOVERIAN PROPERTIES LLC PINA, YVONEE TR BALERNA, ALFRED J TR BALERNA, ALFRED J TR				C207 0		10-22-2015		U	I	800,000		1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				C175 0		12-10-2004		U	I	625,000		1	2025	0101	73,850	2024	0101	73,900	2023	0101	73,900
				C167 0		11-14-2002		U	V	0		1		0101	148,500		0101	148,500		0101	148,500
				C159 0		10-24-2000		U	V	100		1	031G	73,850	031G	73,900	031G	73,900			
				C157 0		05-01-2000		U	V	300,000		1	031G	203,500	031G	203,500	031G	203,500			
													Total	1,072,200	Total	1,077,400	Total	1,077,400			
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												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)									

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element		Cd	Description			Element		Cd	Description	
Style		52	Pre-Eng Mfg							
Model		96	Ind/Comm							
Grade		C	Average							
Stories		1								
Occupancy		1.00								
Exterior Wall 1		27	Pre-finish Metl							
Exterior Wall 2										
Roof Structure		03	Gable/Hip							
Roof Cover		01	Metal/Tin							
Interior Wall 1		01	Minimum							
Interior Wall 2		05	Drywall							
Interior Floor 1		03	Concr Finished							
Interior Floor 2		05	Vinyl/Asphalt							
Heating Fuel		08	Propane							
Heating Type		03	Hot Air-No Duc							
AC Type		05	AC in Model							
Size Adj Tbl		031I	MU IND							
Total Rooms										
Bedrooms										
Full Bathrooms										
Bath Split										
Rms/Partitions		01	LIGHT							
Heat/AC		02	HEAT/AC SPLIT							
Frame Type		05	STEEL							
Baths/Plumbing		01	LIGHT							
Ceiling/Wall		04	CEIL & MIN WL							
Common Wall		00	0%							
Wall Height		15.00								
1st Floor Use:										
Sewer Occupan										