

OFFERING MEMORANDUM

Land & 8 Buildings



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48 & 96 Lombard Ave

FOR SALE

AREA

WEST BARNSTABLE

\$5,499,000

10+ Acres

PROPERTY SPECIFICATIONS

48 & 96 Lombard Ave, West Barnstable, MA 02668

48 Lombard

Building		Details		Land		2023 Taxes	
Building value	\$ 339,600	Bedrooms	00	USE CODE	316I	Community Preservation Act Tax	
Replacement Cost	\$430,845	Bathrooms	0 Full-1 Half	Lot Size (Acres)	2	\$ 129.63	
Model	Ind/Comm	Heat Fuel	Gas	Appraised Value	\$ 308,400	Town Tax (Commercial)	
Style	Warehouse	Heat Type	Hot Air	Assessed Value	\$ 308,400	\$ 4,320.96	
Grade	Economy Plus	AC Type	None	Outbuildings Value	\$ 24,000	W. Barnstable FD Tax (Commercial)	
Year Built	1930	Interior Floors	Ceram Clay Til	Book/Page	12675/0121	\$ 1,370.88	
Effective depreciation	35	Interior Walls	Wall Brd/Wood	Parcel ID	155/048	Total: \$ 5,821.47	
Stories	1	Exterior Walls	Wood Shingle	Zoning	SPLIT WBVBD;RF		
Living Area sq/ft	12,781	Roof Structure	Gable/Hip				
Gross Area sq/ft	14,277	Roof Cover	Asph/F Gls/Cmp				

96 Lombard

Building		Details		Land		2023 Taxes	
Building value	\$ 609,400	Bedrooms	00	USE CODE	3130	Community Preservation Act Tax	
Replacement Cost	\$150,078	Bathrooms	0 Full-0 Half	Lot Size (Acres)	8.34	\$ 316.12	
Model	Ind/Comm	Heat Fuel	Oil	Appraised Value	\$ 869,200	Town Tax (Commercial)	
Style	Warehouse	Heat Type	Hot Air	Assessed Value	\$ 869,200	\$ 10,537.48	
Grade	Economy	AC Type	None	Outbuildings Value	\$160,200	W. Barnstable FD Tax (Commercial)	
Year Built	1935	Interior Floors	Concr Finished	Book/Page	12675/0121	\$ 3,343.15	
Effective depreciation	40	Interior Walls	Minimum	Parcel ID	155/014	Total: \$ 14,196.75	
Stories	1	Exterior Walls	Wood Shingle	Zoning	RF		
Living Area sq/ft	4,590	Roof Structure	Gable/Hip				
Gross Area sq/ft	4,590	Roof Cover	Asph/F Gls/Cmp				

SITE PLANS

48 & 96 Lombard Ave, West Barnstable, MA 02668

Intermittent Railroad Tracks



Bldg 8: 10,736 SF



Bldg 7: 8,400 SF



Bldg 6: 5,040 SF



Bldg 3: 1,650 SF



Bldg 5: 4,200 SF



Bldg 4: 4,950 SF



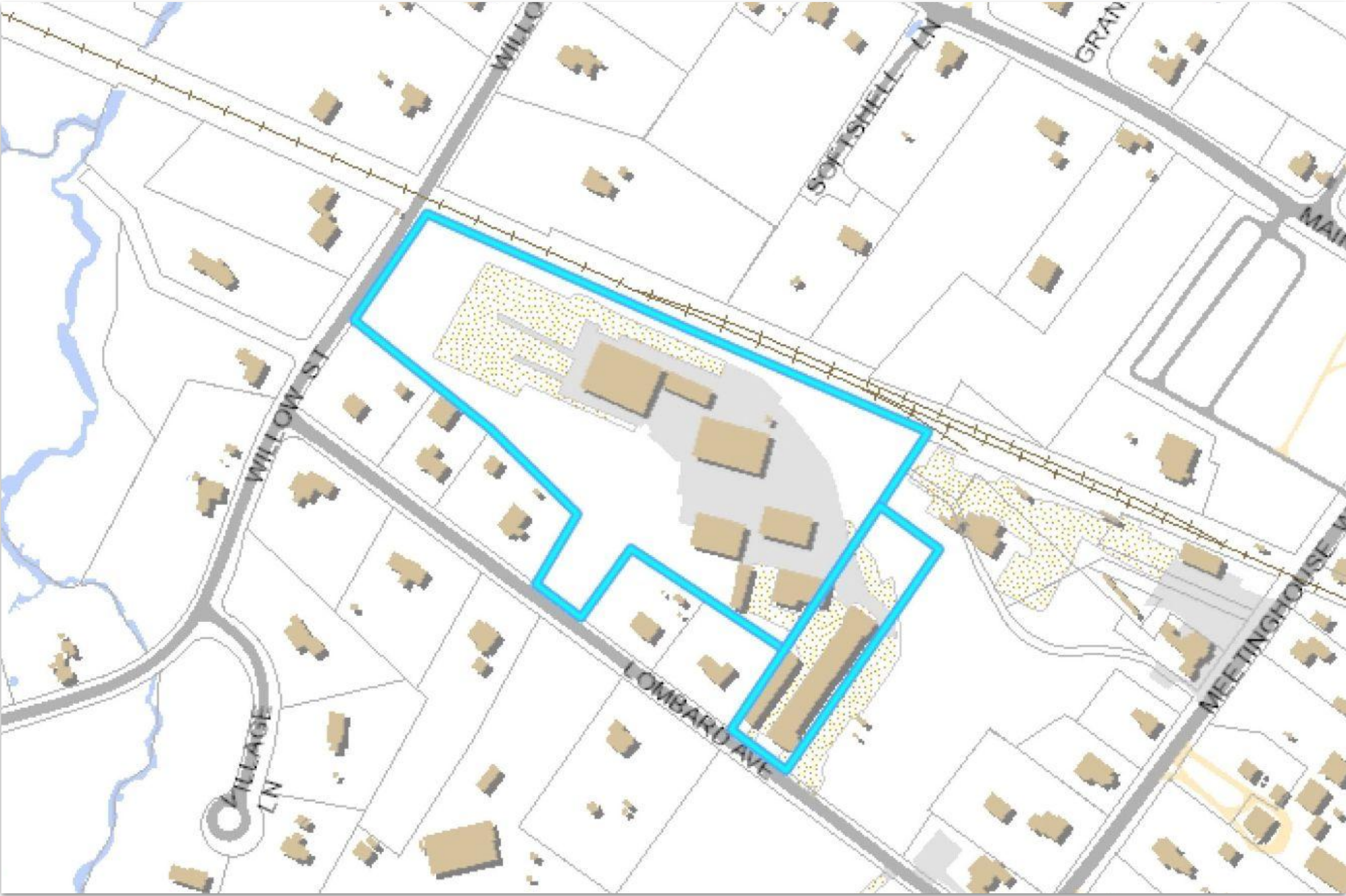
Bldg 2: 2,960 SF



Bldg 1: 12,000 SF

PROPERTY MAP

48 & 96 Lombard Ave, West Barnstable, MA 02668



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2023 BARNSTABLE, MA VISION						
MCNAMARA, CHRISTOPHER		1 Level				Description	Code	Appraised	Assessed							
492 DEPOT ST					COMMERC.	3160	363,600	363,600								
HARWICH MA 02645					COM LAND	3160	308,400	308,400								
SUPPLEMENTAL DATA																
Alt Prcl ID		Split Zonin WBVBD;RF			Plan Ref. Land Ct#											
#DL 1		ResExpt Q			#SR											
#DL 2		GIS ID F_962909_2720160			Life Estate PP STATU											
Assoc Pid#																
							Total	672,000	672,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCNAMARA, CHRISTOPHER		12675 0121	11-19-1999	Q	I	400,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BARN COUNTY SUPPLY CO INC		1018 0457	10-15-1958	U		0		2023	3160	363,600	2022	3160	331,600	2021	3160	307,600
									3160	308,400		3160	287,800		3160	287,800
															3160	24,000
							Total	672,000	Total	619,400	Total	619,400	Total	619,400		
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
CI05								WBARNs								
NOTES																
--BARNSTABLE FARM & PET--																
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		
18-2051	07-23-2018	809	Deck	500		100		Rebuild deck (currently unsafe	04-28-2020	GM	04		FR	Field Review		
201402592	05-05-2014	NR	New Roof	35,000	06-30-2014	100	06-30-2014	REPLACE ROOF	08-30-2017	SR	02		03	Cycl Insp Comp		
									09-24-2014	TR	03		16	In Office Review		
									04-02-2011	JR	03		16	In Office Review		
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	3161	COMM WHSE M	SPLI	5		1.250 AC	330,000.00	1.00000	C	1.00	CI05	0.675	SITE		0	222,750
1	3161	COMM WHSE M		5		0.750 AC	39,600.00	1.01010	R	1.00		1.000	EXCS		0	39,999.96
						Total Card Land Units	87,120 SF	Parcel Total Land Area: 2.00						Total Land Value	308,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	48	Warehouse-Wd Frm			
Model	96	Ind/Comm			
Grade	E+	Economy 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	02	Wall Brd/Wood			
Interior Wall 2	01	Minimum			
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	03	Concr Finished			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	316I	COMM WHSE M96			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	01	0 Full-1 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	15.00				
1st Floor Use:	316I				

MIXED USE		
Code	Description	Percentage
316I	COMM WHSE M96	100
		0
		0

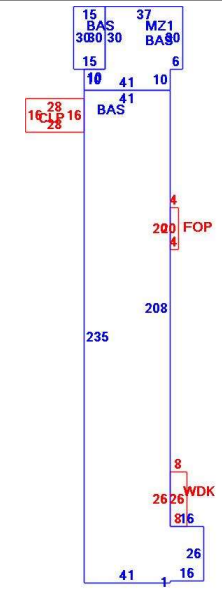
COST / MARKET VALUATION	
RCN	430,845
Year Built	1930
Effective Year Built	1974
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	65
RCNLD	280,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc 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	14,000	3.00	1985		32		0.00	13,400
FNC3	FENCE-6' CHAI	L	27	22.04	2017		96		0.00	600
FNC6	Gate, Fence 6' -	L	4	1594.00	2017		96		0.00	6,100
PLT1	Poultry Hs 1s	L	216	18.59	2017		96		0.00	3,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	12,021	12,021	12,021	33.94	407,939
CLP	Loading Platform	0	448	45	3.41	1,527
FOP	Open Porch	0	80	12	5.09	407
MZ1	Mezz Unfin	760	1,520	608	13.57	20,633
WDK	Wood Deck	0	208	10	1.63	339
Ttl Gross Liv / Lease Area		12,781	14,277	12,696		430,845



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2023 BARNSTABLE, MA VISION								
MCNAMARA, CHRISTOPHER		1 Level				Description	Code	Appraised	Assessed									
492 DEPOT ST					COMMERC.	3160	363,600	363,600										
HARWICH MA 02645					COM LAND	3160	308,400	308,400										
SUPPLEMENTAL DATA																		
Alt Prcl ID		Split Zonin WBVBD;RF		Plan Ref. Land Ct#														
BID Parcel		ResExpt Q		#SR														
#DL 1				Life Estate														
#DL 2				PP STATU														
GIS ID F_962909_2720160				Assoc Pid#														
						Total	672,000	672,000										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
MCNAMARA, CHRISTOPHER		12675 0121	11-19-1999	Q	I	400,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
BARN COUNTY SUPPLY CO INC		1018 0457	10-15-1958	U		0		2023	3160	363,600	2022	3160	331,600	2021	3160	307,600		
									3160	308,400		3160	287,800		3160	287,800		
															3160	24,000		
						Total	672,000	Total	619,400	Total	619,400	Total	619,400					
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			0.00															
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						339,600		
CI05								WBARNS		Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						24,000		
										Appraised Land Value (Bldg)						308,400		
										Special Land Value						0		
										Total Appraised Parcel Value						672,000		
										Valuation Method						C		
										Total Appraised Parcel Value						672,000		
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			
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		
2	3161	COMM WHSE M	SPLI	5		0 SF	0.00	1.00000	0	1.00		1.000			0	0		
Total Card Land Units						0 SF	Parcel Total Land Area: 2.00						Total Land Value					308,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	48	Warehouse-Wd Frm			
Model	96	Ind/Comm			
Grade	E+	Economy 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	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished	RCN		99,311
Interior Floor 2					
Heating Fuel	01	None	Year Built		1930
Heating Type	01	None	Effective Year Built		1967
AC Type	01	None	Depreciation Code		P
Size Adj Tbl	316I	COMM WHSE M96	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		40
Full Bathrooms	0		Functional Obsol		
Bath Split			External Obsol		0
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	03	HEAT ONLY	Condition		
Frame Type	02	WOOD FRAME	Condition %		
Baths/Plumbing	00	NONE	Percent Good		60
Ceiling/Wall	00	NONE	RCNLD		59,600
Common Wall	00	0%	Dep % Ovr		
Wall Height	11.00		Dep Ovr Comment		
1st Floor Use:	316I		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	2,960	2,960	2,960	32.73	96,889	
CAN	Canopy	0	740	74	3.27	2,422	
Ttl Gross Liv / Lease Area		2,960	3,700	3,034		99,311	

20	5
BAS	CAN
148	148
20	5



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCNAMARA, CHRISTOPHER TR 48 LOMBARD REALTY TRUST 492 DEPOT ST						Description	Code	Appraised	Assessed	801 FY2023 BARNSTABLE, MA
						COMMERC.	3130	769,600	769,600	
HARWICH MA 02645						COM LAND	3130	869,200	869,200	VISION
						SUPPLEMENTAL DATA				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PAR I, II, III & IV #DL 2 GIS ID F_962571_2720530				Plan Ref. 16/65-71 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCNAMARA, CHRISTOPHER TR		12675 0121	11-19-1999	U	I	400,000	1B	Year	Code	Assessed	Year	Code	Assessed
BIRD INCORPORATED		11517 0329	06-22-1998	U	I	10	1B	2023	3130	769,600	2022	3130	710,200
ATLANTIC BUILD PRODUCTS COR		9197 0286	05-15-1994	U	I	1	B		3130	869,200		3130	786,200
CDF BUILDING PRODUCTS INC		7760 0166	11-15-1991	Q	I	430,000	U					3130	160,200
BARN COUNTY SUPPLY CO INC		1018 0457	10-15-1958	U		0		Total	1,638,800	Total	1,496,400	Total	1,496,400

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI05			WBARN

NOTES	
--BEACON BLDG PRODUCTS-- E = MKT/INC/USE ADJ	

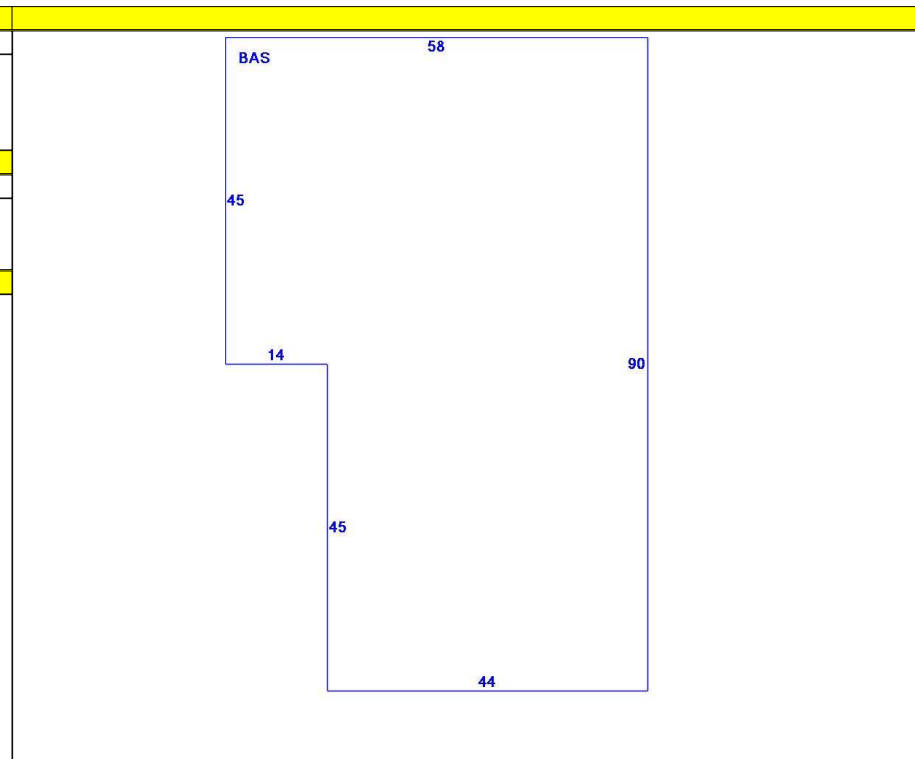
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPC-22-4	05-31-2022	835	Sid/Wind/Roof/	39,600		100		roof and siding	04-28-2020	GM	04		FR	Field Review
20061722	07-27-2006	CM	Commercial	100,000		100	06-30-2008	INTERIOR	08-28-2017	SR	02		03	Cycl Insp Comp
91450	04-12-2006	CM	Commercial	180,000		100	06-30-2008	ROOF	07-21-2011	JR	03		16	In Office Review
									11-05-2008	JG	03		16	In Office Review
									10-14-2008	NF	03		16	In Office Review
									03-16-1998	JK	01		00	Meas/Listed-Interior Acces

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	3130	LUMBER YARD	RF	5		3.000	AC 330,000.00	1.00000	C	1.00	CI05	0.675		0	222,750	668,300	
1	3130	LUMBER YARD	RF	5		5.340	AC 39,600.00	1.00000	R	1.00		1.000		0	37,620	200,900	
Total Card Land Units 363,290 SF														Parcel Total Land Area: 8.34		Total Land Value 869,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	48	Warehouse-Wd Frm			
Model	96	Ind/Comm			
Grade	E	Economy			
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	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	3130	LUMBER YARD			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3210				

MIXED USE		
Code	Description	Percentage
3130	LUMBER YARD	100
		0
		0

COST / MARKET VALUATION	
RCN	150,078
Year Built	1935
Effective Year Built	1967
Depreciation Code	P
Remodel Rating	
Year Remodeled	
Depreciation %	40
Functional Obsol	0
External Obsol	20
Trend Factor	1
Condition	
Condition %	
Percent Good	40
RCNLD	60,000
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	80,000	3.00	1985		32		0.00	76,800
FNC3	FENCE-6' CHAI	L	1,790	22.04	1985		32		0.00	12,600
GRN3	COMM PLASTI	L	2,760	8.34	2000		62	C	1.00	14,300
SHD2	Shed w/Elec	L	120	26.00	2017		96		0.00	3,000
FNC7	Chain Link Gate	L	2	810.42	2017		96		0.00	1,600
RFCC	Reinforced Con	L	700	7.25	2017		96		0.00	4,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,590	4,590	4,590	32.70	150,078	
Ttl Gross Liv / Lease Area		4,590	4,590	4,590		150,078	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCNAMARA, CHRISTOPHER TR 48 LOMBARD REALTY TRUST 492 DEPOT ST							Description	Code	Appraised	Assessed	801 FY2023 BARNSTABLE, MA
							COMMERC.	3130	769,600	769,600	
HARWICH MA 02645			SUPPLEMENTAL DATA				COM LAND	3130	869,200	869,200	VISION
			Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	#DL 1 PAR I, II, III & IV	#DL 2	Plan Ref. 16/65-71	Land Ct#	
			GIS ID	F_962571_2720530	Assoc Pid#		Total		1,638,800	1,638,800	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCNAMARA, CHRISTOPHER TR			12675 0121	11-19-1999	U	I	400,000	1B	Year	Code	Assessed	Year	Code	Assessed
BIRD INCORPORATED			11517 0329	06-22-1998	U	I	10	1B	2023	3130	769,600	2022	3130	710,200
ATLANTIC BUILD PRODUCTS COR			9197 0286	05-15-1994	U	I	1	B		3130	869,200	2021	3130	786,200
CDF BUILDING PRODUCTS INC			7760 0166	11-15-1991	Q	I	430,000	U					3130	160,200
BARN COUNTY SUPPLY CO INC			1018 0457	10-15-1958	U		0		Total		1,638,800	Total		1,496,400
		Total										Total		1,496,400

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CI05				WBARN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			609,400
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			160,200
Appraised Land Value (Bldg)			869,200
Special Land Value			0
Total Appraised Parcel Value			1,638,800
Valuation Method			C
Total Appraised Parcel Value			1,638,800

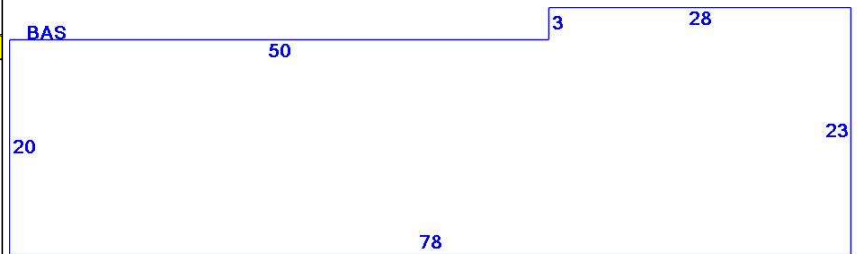
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result

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
2	3130	LUMBER YARD	RF	5		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units						0 SF	Parcel Total Land Area: 8.34				Total Land Value				869,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	48	Warehouse-Wd Frm			
Model	96	Ind/Comm			
Grade	E	Economy			
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	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished	RCN		49,703
Interior Floor 2					
Heating Fuel	01	None	Year Built		1930
Heating Type	01	None	Effective Year Built		1967
AC Type	01	None	Depreciation Code		P
Size Adj Tbl	3130	LUMBER YARD	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		40
Full Bathrooms	0		Functional Obsol		0
Bath Split	00	0 Full-0 Half	External Obsol		20
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	00	NONE	Condition		
Frame Type	02	WOOD FRAME	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		40
Ceiling/Wall	08	TYPICAL	RCNLD		19,900
Common Wall	00	0%	Dep % Ovr		
Wall Height	12.00		Dep Ovr Comment		
1st Floor Use:	3210		Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

MIXED USE		
Code	Description	Percentage
3130	LUMBER YARD	100
		0
		0

COST / MARKET VALUATION		
RCN		49,703
Year Built		1930
Effective Year Built		1967
Depreciation Code		P
Remodel Rating		
Year Remodeled		
Depreciation %		40
Functional Obsol		0
External Obsol		20
Trend Factor		1
Condition		
Condition %		
Percent Good		40
RCNLD		19,900
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,644	1,644	1,644	30.23	49,704	
Ttl Gross Liv / Lease Area		1,644	1,644	1,644		49,704	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCNAMARA, CHRISTOPHER TR 48 LOMBARD REALTY TRUST 492 DEPOT ST						Description	Code	Appraised	Assessed	801 FY2023 BARNSTABLE, MA
						COMMERC.	3130	769,600	769,600	
HARWICH MA 02645						COM LAND	3130	869,200	869,200	VISION
						SUPPLEMENTAL DATA				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PAR I, II, III & IV #DL 2 GIS ID F_962571_2720530				Plan Ref. 16/65-71 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCNAMARA, CHRISTOPHER TR		12675 0121	11-19-1999	U	I	400,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BIRD INCORPORATED		11517 0329	06-22-1998	U	I	10	1B	2023	3130	769,600	2022	3130	710,200	2021	3130	550,000
ATLANTIC BUILD PRODUCTS COR		9197 0286	05-15-1994	U	I	1	B		3130	869,200		3130	786,200		3130	786,200
CDF BUILDING PRODUCTS INC		7760 0166	11-15-1991	Q	I	430,000	U								3130	160,200
BARN COUNTY SUPPLY CO INC		1018 0457	10-15-1958	U		0		Total		1,638,800	Total		1,496,400	Total		1,496,400

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	
CI05				WBARN	

NOTES										APPRAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card)						609,400
										Appraised Xf (B) Value (Bldg)						0
										Appraised Ob (B) Value (Bldg)						160,200
										Appraised Land Value (Bldg)						869,200
										Special Land Value						0
										Total Appraised Parcel Value						1,638,800
										Valuation Method						C
										Total Appraised Parcel Value						1,638,800

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	

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	
3	3130	LUMBER YARD	RF	5		0 SF	0.00	1.00000	0	1.00		1.000			0	0	
Total Card Land Units						0 SF	Parcel Total Land Area: 8.34					Total Land Value					869,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	53	Pre-Eng Warehs			
Model	96	Ind/Comm			
Grade	D	Below 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					
Interior Floor 1	03	Concr Finished	RCN		189,554
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1935
Heating Type	04	Hot Air	Effective Year Built		1986
AC Type	03	Central	Depreciation Code		G
Size Adj Tbl	3130	LUMBER YARD	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		26
Full Bathrooms	0		Functional Obsol		0
Bath Split	02	0 Full-2 Half	External Obsol		20
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	01	HEAT/AC PKGS	Condition		
Frame Type	02	WOOD FRAME	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		54
Ceiling/Wall	08	TYPICAL	RCNLD		102,400
Common Wall	00	0%	Dep % Ovr		
Wall Height	14.00		Dep Ovr Comment		
1st Floor Use:	3210		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
FNC3	FENCE-6' CHAI	L	118	22.04	2017		96		0.00	2,500
PKBR	Parking Bumper	L	8	52.17	2017		96		0.00	400
RFCC	Reinforced Con	L	192	7.25	2017		96		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,480	3,480	3,480	53.37	185,712	
CAN	Canopy	0	720	72	5.34	3,842	
Ttl Gross Liv / Lease Area		3,480	4,200	3,552		189,554	

BAS	84		
40			50
CAN	72		
10			10
	72		12



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MCNAMARA, CHRISTOPHER TR 48 LOMBARD REALTY TRUST 492 DEPOT ST							Description	Code	Appraised	Assessed	801 FY2023 BARNSTABLE, MA	
							COMMERC.	3130	769,600	769,600		
HARWICH MA 02645			SUPPLEMENTAL DATA				COM LAND	3130	869,200	869,200	VISION	
			Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	#DL 1 PAR I, II, III & IV	#DL 2	GIS ID F_962571_2720530	Plan Ref. 16/65-71		Land Ct#
							Total		1,638,800	1,638,800		

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
MCNAMARA, CHRISTOPHER TR							12675	0121	11-19-1999	U	I	400,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
BIRD INCORPORATED							11517	0329	06-22-1998	U	I	10	1B	2023	3130	769,600	2022	3130	710,200	2021	3130	550,000	
ATLANTIC BUILD PRODUCTS COR							9197	0286	05-15-1994	U	I	1	B		3130	869,200		3130	786,200		3130	786,200	
CDF BUILDING PRODUCTS INC							7760	0166	11-15-1991	Q	I	430,000	U									3130	160,200
BARN COUNTY SUPPLY CO INC							1018	0457	10-15-1958	U		0											
							Total						Total	1,638,800	Total	1,496,400	Total	1,496,400	Total	1,496,400			

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			
Nbhd	Nbhd Name	B	Tracing	Batch			
CI05				WBARN5	Appraised Bldg. Value (Card)	609,400	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	160,200	
					Appraised Land Value (Bldg)	869,200	
					Special Land Value	0	
					Total Appraised Parcel Value	1,638,800	
					Valuation Method	C	
					Total Appraised Parcel Value	1,638,800	

NOTES												VISIT / CHANGE HISTORY				
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 Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
4	3130	LUMBER YARD	RF	5		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0

Total Card Land Units						0	SF	Parcel Total Land Area: 8.34					Total Land Value					869,200
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	53	Pre-Eng Warehs			
Model	96	Ind/Comm			
Grade	D	Below 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					
Interior Floor 1	03	Concr Finished	RCN		155,251
Interior Floor 2					
Heating Fuel	01	None	Year Built		1935
Heating Type	01	None	Effective Year Built		1986
AC Type	01	None	Depreciation Code		G
Size Adj Tbl	3130	LUMBER YARD	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	01		Depreciation %		26
Full Bathrooms	0		Functional Obsol		0
Bath Split	00	0 Full-0 Half	External Obsol		20
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	00	NONE	Condition		
Frame Type	05	STEEL	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		54
Ceiling/Wall	08	TYPICAL	RCNLD		83,800
Common Wall	00	0%	Dep % Ovr		
Wall Height	14.00		Dep Ovr Comment		
1st Floor Use:	3210		Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

CAN	84		
10			10
	84		
BAS	84		
40			40
CAN	84		
10			10
	84		

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	3,360	3,360	3,360	44.01	147,858	
CAN	Canopy	0	1,680	168	4.40	7,393	
Ttl Gross Liv / Lease Area		3,360	5,040	3,528		155,251	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCNAMARA, CHRISTOPHER TR 48 LOMBARD REALTY TRUST 492 DEPOT ST HARWICH MA 02645						Description	Code	Appraised	Assessed	801 FY2023 BARNSTABLE, MA VISION
						COMMERC.	3130	769,600	769,600	
						COM LAND	3130	869,200	869,200	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PAR I, II, III & IV #DL 2 GIS ID F_962571_2720530				Plan Ref. 16/65-71 Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total		1,638,800	1,638,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCNAMARA, CHRISTOPHER TR		12675 0121	11-19-1999	U	I	400,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
BIRD INCORPORATED		11517 0329	06-22-1998	U	I	10	1B	2023	3130	769,600	2022	3130	710,200	2021	3130	550,000	
ATLANTIC BUILD PRODUCTS COR		9197 0286	05-15-1994	U	I	1	B		3130	869,200		3130	786,200		3130	786,200	
CDF BUILDING PRODUCTS INC		7760 0166	11-15-1991	Q	I	430,000	U								3130	160,200	
BARN COUNTY SUPPLY CO INC		1018 0457	10-15-1958	U		0		Total									
								1,638,800		Total		1,496,400		Total		1,496,400	

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			
Nbhd	Nbhd Name	B	Tracing	Batch					
CI05				WBARN5					

NOTES										APPRAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card)						609,400
										Appraised Xf (B) Value (Bldg)						0
										Appraised Ob (B) Value (Bldg)						160,200
										Appraised Land Value (Bldg)						869,200
										Special Land Value						0
										Total Appraised Parcel Value						1,638,800
										Valuation Method						C
										Total Appraised Parcel Value					1,638,800	

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	

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	
5	3130	LUMBER YARD	RF	5		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0	
Total Card Land Units						0 SF	Parcel Total Land Area: 8.34					Total Land Value					869,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	53	Pre-Eng Warehs			
Model	96	Ind/Comm			
Grade	D	Below 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					
Interior Floor 1	03	Concr Finished	RCN		255,623
Interior Floor 2					
Heating Fuel	01	None	Year Built		1935
Heating Type	01	None	Effective Year Built		1986
AC Type	01	None	Depreciation Code		G
Size Adj Tbl	3130	LUMBER YARD	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		26
Full Bathrooms	0		Functional Obsol		0
Bath Split	00	0 Full-0 Half	External Obsol		20
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	00	NONE	Condition		
Frame Type	05	STEEL	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		54
Ceiling/Wall	08	TYPICAL	RCNLD		138,000
Common Wall	00	0%	Dep % Ovr		
Wall Height	18.00		Dep Ovr Comment		
1st Floor Use:	3210		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
FNC3	FENCE-6' CHAI	L	144	22.04	2017		96		0.00	3,000
FNC7	Chain Link Gate	L	20	810.42	2017		96		0.00	15,600
SHED	Shed	L	120	18.00	2017		96		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	6,000	6,000	6,000	40.97	245,792	
CAN	Canopy	0	2,400	240	4.10	9,832	
Ttl Gross Liv / Lease Area		6,000	8,400	6,240		255,624	

10 CAN	120	10
BAS	120	
50		50
10 CAN	120	10



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCNAMARA, CHRISTOPHER TR 48 LOMBARD REALTY TRUST 492 DEPOT ST						Description	Code	Appraised	Assessed	801 FY2023 BARNSTABLE, MA
HARWICH MA 02645						COMMERC. COM LAND	3130 3130	769,600 869,200	769,600 869,200	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PAR I, II, III & IV #DL 2 GIS ID F_962571_2720530				Plan Ref. 16/65-71 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 1,638,800 1,638,800				

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCNAMARA, CHRISTOPHER TR		12675 0121	11-19-1999	U	I	400,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BIRD INCORPORATED		11517 0329	06-22-1998	U	I	10	1B	2023	3130	769,600	2022	3130	710,200	2021	3130	550,000
ATLANTIC BUILD PRODUCTS COR		9197 0286	05-15-1994	U	I	1	B		3130	869,200		3130	786,200		3130	786,200
CDF BUILDING PRODUCTS INC		7760 0166	11-15-1991	Q	I	430,000	U								3130	160,200
BARN COUNTY SUPPLY CO INC		1018 0457	10-15-1958	U		0		Total		1,638,800	Total		1,496,400	Total		1,496,400

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			
Nbhd	Nbhd Name	B	Tracing	Batch					
CI05				WBARN5					

NOTES										APPRAISED VALUE SUMMARY					
										Appraised Bldg. Value (Card)		609,400			
										Appraised Xf (B) Value (Bldg)		0			
										Appraised Ob (B) Value (Bldg)		160,200			
										Appraised Land Value (Bldg)		869,200			
										Special Land Value		0			
										Total Appraised Parcel Value		1,638,800			
										Valuation Method		C			
										Total Appraised Parcel Value		1,638,800			

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	

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	
6	3130	LUMBER YARD	RF	5		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0	
Total Card Land Units						0 SF	Parcel Total Land Area: 8.34						Total Land Value 869,200				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	53	Pre-Eng Warehs			
Model	96	Ind/Comm			
Grade	D	Below 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					
Interior Floor 1	03	Concr Finished	RCN		360,128
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1960
Heating Type	03	Hot Air-No Duc	Effective Year Built		1990
AC Type	01	None	Depreciation Code		G
Size Adj Tbl	3130	LUMBER YARD	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		23
Full Bathrooms	0		Functional Obsol		0
Bath Split	00	0 Full-0 Half	External Obsol		20
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	00	NONE	Condition		
Frame Type	05	STEEL	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		57
Ceiling/Wall	08	TYPICAL	RCNLD		205,300
Common Wall	00	0%	Dep % Ovr		
Wall Height	21.00		Dep Ovr Comment		
1st Floor Use:	3210		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
GRN3	COMM PLASTI	L	2,760	8.34	2017		96	C	1.00	22,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,320	7,320	7,320	47.00	344,053	
CAN	Canopy	0	3,416	342	4.71	16,075	
Ttl Gross Liv / Lease Area		7,320	10,736	7,662		360,128	

CAN	14	122	14
BAS	60	122	60
CAN	14	122	14



Commercial
Realty Advisors

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ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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