

Key: 1352

Town of OAK BLUFFS - Fiscal Year 2023

1/13/2023 9:52 am SEQ #: 1.402

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GJ & BP HOLDINGS LLC C/O REYNOLDS RAPPAPORT KAPLAN PO BOX 2540 EDGARTOWN, MA 02539				9-29-0				14 KENNEBEC AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GJ & BP HOLDINGS LLC				11/01/2019	Q	690,000	1510-873				
WARD THOMAS G				01/09/1984	99	76,000	410-254				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	55	MULTI-USE COM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP1209		1	New Construc		12/15/2021	WP	0	0
BP1209	06/16/2021	1	New Construc		10/15/2021	WP	0	0
		16	INTERIOR		11/04/2019	WP	0	0
		68	Vision Field		04/17/2011	DT	0	0
PP10-0027	03/22/2010	99	N/A		11/02/2010		0	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	2,178	A00	1.00	100	1.00	A	1.00	1,240,700	7.81	NA	1.00	NA	1.90		484,640

TOTAL

TOTAL	2,178 SF	ZONING	B1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	0A00	NOTE			LAND	484,600	426,900	
Inf1	100% GOOD		BUILDING	209,700	186,200			
Inf2	A		DETACHED	100	100			
			OTHER	0	0			
						TOTAL	694,400	613,200

DETACHED

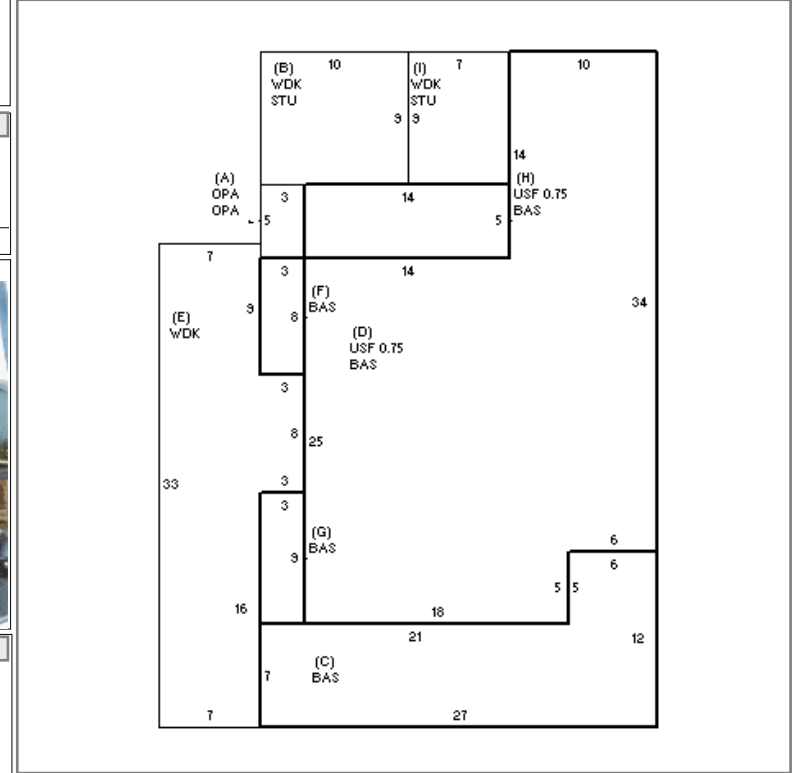
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SN6	A	1.00	50 0.50	2006	4	39.30	100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM	
STYLE	39	2.61	RESTAURANT [64%]	LIST
QUALITY	A	1.00	AVERAGE [100%]	REVIEW
FRAME	1	1.01	WOOD FRAME [100%]	

BLDG COMMENTS
Rm/Bd/Bth/HB/XF=0/0/2/0/0
RED CAT



INDING

YEAR BLT	1858	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	427,971
NET AREA	1,635	DETAIL ADJ	2.425	FOUNDATION	99	N/A	1.00	A	OPA	N	OPEN PORCH	30		61.47	1,844	CONDITION ELEM	CD
\$NLA(RCN)	\$262	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.03	+	STU	N	STORAGE UNF	153		61.46	9,404	EXTERIOR	
CAPACITY		UNITS		ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,050	1858	246.77	259,113	INTERIOR	
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	585	1858	246.77	144,363	CDN/APP		
% HEATED	0	1.00	FLOOR COVER	2	SOFTWOOD	0.96	+	WDK	N	WOOD DECK	408		30.88	12,601			
% AIR COND	0	1.00	INT. FINISH	1	PLASTER	1.00		CLR	N	COOLER	24		26.92	646			
% SPRINKLER	0	1.00	HEATING/COOL	18	MONITOR	0.97											
			FUEL SOURCE	7	OTHER	1.00											
																EFF.YR/AGE	1970 / 51
																COND	51 51 %
																FUNC	0
																ECON	0
																DEPR	51 % GD 49
																RCNLD	\$209,700