

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
AKKAWI BROTHERS LLC 403 CAIRN RIDGE ROAD EAST FALMOUT MA 02536		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			COMMERC.	013S	228,080	228,080
			6 Septic			COM LAND	013S	126,320	126,320
SUPPLEMENTAL DATA						RESIDNTL	1120	57,020	57,020
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_988390_2700308				Plan Ref. SEE DEED DESC Land Ct# #SR Life Estate PP STATU Assoc Pid#		RES LAND	1120	31,580	31,580
						Total		443,000	443,000

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
AKKAWI BROTHERS LLC	29240	0292	10-30-2015	U	I	290,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
APEX, INC	27763	0032	10-17-2013	U	I	315,000	1L	2023	013S	228,800	2022	013S	228,800	2021	013S	227,360
SCERRA, JANET & BARLING, MICHELE	6619	0008	02-06-1989	U	I	1	A		013S	126,320		013S	119,280		013S	119,280
SCERRA, JANET & BARLING, MICHELE	6602	0201	01-23-1989	U	I	190,000	P		1120	57,200		1120	57,200		013S	2,160
NIEMI, EDNA V	2513	0325	05-23-1977	U		0			1120	31,580		1120	29,820		1120	56,840
								Total		443,900	Total		435,100	Total		436,000

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			Batch HYAN

NOTES		APPRAISED VALUE SUMMARY	
		Appraised Bldg. Value (Card)	274,500
		Appraised Xf (B) Value (Bldg)	7,900
		Appraised Ob (B) Value (Bldg)	2,700
		Appraised Land Value (Bldg)	157,900
		Special Land Value	0
		Total Appraised Parcel Value	443,000
		Valuation Method	C
		Total Appraised Parcel Value	443,000

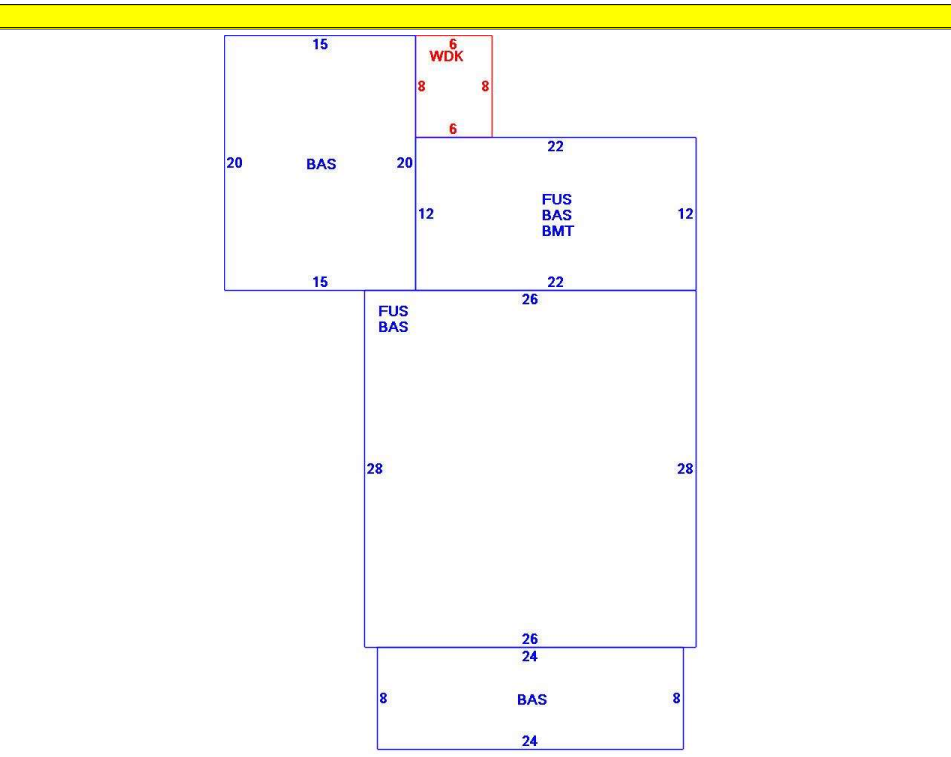
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
201006868	12-16-2010	NR	New Roof	2,500		100		REMOV 400SF ROOF,INSTAL	05-06-2020	GM	04		FR	Field Review	
200705631	09-06-2007	NC	New Constructi	75,000	11-07-2007	100	06-30-2010	STORE/LOFT	08-03-2017	SR	02		14	Cyclical Inspection	
200705445	09-06-2007	DE	Demolish	10,000	11-17-2008	100	06-30-2008	DEMO GARAGE	04-25-2016	JR	03		16	In Office Review	
29285	03-06-1998	NW	New Windows	2,000	01-01-1999	100			01-14-2015	JR	03		03	Cycl Insp Comp	
B32670	03-01-1989	CM	Commercial	80,000	01-15-1990	100		HY SALON	06-14-2011	JR	02		03	Cycl Insp Comp	
									11-14-2008	JG	03		16	In Office Review	

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	013S	MU STORE	DMS	4	0.180	AC	330,000.00	2.95314	1.0000	C	1.00	CI07	0.900		1.0000	877,074	157,900
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value			157,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	2				
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt					
Rms Prts					
Bath Split					

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

COST / MARKET VALUATION	
Building Value New	279,499
Year Built	1924
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	192,900
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	% Gd	Grade	Grade Adj.	Appr. Value
BMT	Basement-Unfi	B	264	26.01	1979		69		0.00	7,900
SGNP	SIGN POST 6"	L	12	10.66	2000		62		0.00	100
WDC	Wood Decking	L	48	20.00	2017		96		0.00	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,484	1,484	1,484	112.56	167,039
BMT	Basement Area	0	264	0	0.00	0
FUS	Upper Story	992	992	992	112.56	111,660
WDC	Wood Deck	0	48	0	0.00	0
Ttl Gross Liv / Lease Area		2,476	2,788	2,476		278,699



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
AKKAWI BROTHERS LLC	1	Level	2	Public Water	1	Paved	Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION	
			4	Gas			COMMERC.	013S	228,080	228,080		
403 CAIRN RIDGE ROAD			6	Septic			COM LAND	013S	126,320	126,320		
	SUPPLEMENTAL DATA						RESIDNTL	1120	57,020	57,020		
EAST FALMOUT MA 02536	Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	#DL 1	#DL 2	Plan Ref.	SEE DEED DESC	RES LAND	1120		31,580
	GIS ID	F_988390_2700308		Assoc Pid#	Total 443,000 443,000							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
AKKAWI BROTHERS LLC	29240	0292	10-30-2015	U	I	290,000	1B	2023	013S	228,800	2022	013S	228,800	2021	013S	227,360
APEX, INC	27763	0032	10-17-2013	U	I	315,000	1L		013S	126,320		013S	119,280		013S	119,280
SCERRA, JANET & BARLING, MICHELE	6619	0008	02-06-1989	U	I	1	A		1120	57,200		1120	57,200		013S	2,160
SCERRA, JANET & BARLING, MICHELE	6602	0201	01-23-1989	U	I	190,000	P		1120	31,580		1120	29,820		1120	56,840
NIEMI, EDNA V	2513	0325	05-23-1977	U		0		Total		443,900	Total		435,100	Total		436,000

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

ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	Batch
CI11		HYAN

NOTES									

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 Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
2	013S	MU STORE	DMS	4	0 SF	0.00	1.00000	1.0000	0	1.00		1.000		0.0000	0	0	
Total Card Land Units					0.00	SF	Parcel Total Land Area					0.18	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
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	05	Vinyl/Asphalt			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms					
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Occupancy	2				
UsrflD 105					
Accessory Apt					
Foundation Alt					
Rms Prts					
Bath Split					
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		88,747
			Year Built		2007
			Effective Year Built		2009
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		8
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		92
			RCNLD		81,600
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

		18	
20	FUS BAS		20
		18	

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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	360	360	360	123.26	44,374	
FUS	Upper Story	360	360	360	123.26	44,374	
Ttl Gross Liv / Lease Area		720	720	720		88,748	

