

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
PARK SQUARE PROFESSIONAL BLD								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
110 MAIN ST								COMMERC.	3420	2,498,400	2,498,400		
HYANNIS MA 02601								COM LAND	3420	228,400	228,400		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID						Plan Ref.							
Split Zonin						Land Ct#							
BID Parcel						#SR							
ResExpt Q						Life Estate							
#DL 1						PP STATU							
#DL 2						Assoc Pid#							
GIS ID F_990881_2702124						Total						2,726,800	2,726,800

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PARK SQUARE PROFESSIONAL BLDG LLC							19439	0264	01-13-2005	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
JOHNSTON, WILLIAM G JR & GERANIOTIS,							7198	0039	06-18-1990	Q	I	270,000	U	2023	3420	2,498,400	2022	3420	1,998,800	2021	3420	2,007,600
CRONIN, ROBERT J MD							3756	0332	06-01-1983	Q	I	125,000	U		3420	228,400		3420	228,400		3420	228,400
Total												2,726,800	Total	2,227,200	Total	2,236,000						

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		Appraised Bldg. Value (Card)					2,497,800		
CI09								HYAN		Appraised Xf (B) Value (Bldg)					0		
												Appraised Ob (B) Value (Bldg)					600
												Appraised Land Value (Bldg)					228,400
												Special Land Value					0
												Total Appraised Parcel Value					2,726,800
												Valuation Method					C
												Total Appraised Parcel Value					2,726,800

NOTES												VISIT / CHANGE HISTORY					
--UROLOGY ASSOCIATES--												Date	Id	Type	Is	Cd	Purpost/Result
												07-05-2021	CK	02		03	Cycl Insp Comp
												04-30-2020	GM	04		FR	Field Review
												05-21-2015	JR	03		03	Cycl Insp Comp
												08-26-2009	TP	03		52	New Construction
												05-29-2009	PT	02		14	Cyclical Inspection
												11-14-2008	JG	03		16	In Office Review
												10-16-2008	NF	03		16	In Office Review

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
201103972	08-04-2011	NS	New Siding	1,200	06-30-2012	100	06-30-2012	REMOVE/RESIDE PART EAS		07-05-2021	CK	02		03	Cycl Insp Comp
85701	07-27-2005	RW	Repair Work	25,000		100	06-30-2008	FND FOR BARN		04-30-2020	GM	04		FR	Field Review
82892	03-23-2005	OB	Out Building			100	06-30-2009	MOVE SHED		05-21-2015	JR	03		03	Cycl Insp Comp
71992	10-02-2003	AD	Addition	375,000	05-29-2009	100	06-30-2009	ADDITION W/ APT		08-26-2009	TP	03		52	New Construction
B33599	03-01-1990	AD	Addition	50,000	04-15-1991	100		HY ADD'N		05-29-2009	PT	02		14	Cyclical Inspection
										11-14-2008	JG	03		16	In Office Review
										10-16-2008	NF	03		16	In Office Review

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	
1	3420	PROF/MED/DEN	DV	4		0.570	AC	330,000.00	1.21424	C	1.00	CI09	1.000		0	400,686	228,400
Total Card Land Units						0.57	AC	Parcel Total Land Area: 0.57						Total Land Value		228,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	Medical Bldg			
Model	94	Commercial			
Grade	B	Custom			
Stories	1.5				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
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	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Size Adj Tbl	3420	PROF/MED/DENTL			
Total Rooms					
Bedrooms	00				
Full Bathrooms	2.5				
Bath Split	13	1 Full-3 Half			
Rms/Partitions	04	EXTENSIVE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3420				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3420	PROF/MED/DENTL	100
		0
		0

COST / MARKET VALUATION		
RCN		3,286,526
Year Built		1900
Effective Year Built		1988
Depreciation Code		VG
Remodel Rating		04
Year Remodeled		2003
Depreciation %		24
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		76
RCNLD		2,497,800
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
SHED	Shed	L	32	18.00	2018		98		0.00	600

BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BAS	First Floor	5,235	5,235	5,235	302.99	1,586,150		
BMT	Basement Area	0	891	178	60.53	53,932		
BRN	Barn	0	750	113	45.65	34,238		
FBM	Fin Bsmnt	1,650	3,300	1,320	121.20	399,946		
FHS	Half Story	3,402	4,252	3,189	227.24	966,233		
FOP	Open Porch	0	100	15	45.45	4,545		
TQS	Three Quarter Story	802	891	757	257.42	229,363		
UST	Utility Enclosure	0	400	40	30.30	12,120		
Ttl Gross Liv / Lease Area		11,089	15,819	10,847		3,286,527		

