

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION							
MEHTA, RAGHBIR & RITA						Description	Code	Appraised	Assessed								
259 SEA ST					4	COMMERC.	3220	596,200	596,200								
HYANNIS MA 02601						COM LAND	3220	193,000	193,000								
SUPPLEMENTAL DATA																	
Alt Prcl ID			Split Zonin			Plan Ref.			Land Ct#								
BID Parcel YES			ResExpt Q			#SR			Life Estate								
#DL 1			#DL 2			PP STATU			Assoc Pid#								
GIS ID			F_986894_2699628			Total		789,200	789,200								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MEHTA, RAGHBIR & RITA		20910	0304	04-13-2006	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed			
MEHTA, RAGHBIR		5075	0024	05-15-1986	Q	I	370,000	U	2025	3220	596,200	2024	3220	583,300			
HALL, ALAN L & PETERSON, ANNE HALL		3402	0075	12-01-1981	U		0			3220	193,000	2023	3220	193,000			
		Total						Total		789,200		Total		776,300			
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)			575,400		
CI11									HYAN			Appraised Xf (B) Value (Bldg)			16,600		
NOTES						Appraised Ob (B) Value (Bldg)									4,200		
ISLAND CLOTHING + 2						Appraised Land Value (Bldg)									193,000		
						Special Land Value									0		
						Total Appraised Parcel Value									789,200		
						Valuation Method									C		
						Total Appraised Parcel Value									789,200		
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			
SIGN-23-13	02-09-2024	836	Sign	0		100		CARVED PVC LETTERING W	07-03-2021	CK	01		03	Cycl Insp Comp			
BLDC-23-89	05-15-2023	803	Addn Alt-Comm	25,000		100		Revision of front facade of exis	04-29-2020	GM	04		FR	Field Review			
20065069	12-08-2006	CM	Commercial	22,000		100	06-30-2008	RUBBER ROOF	12-22-2014	AL	03		16	In Office Review			
B33472	01-01-1990	RE	Remodel	25,000	04-15-1991	100		HY REMOD'	06-10-2011	JR	01		03	Cycl Insp Comp			
									11-10-2008	JG	03		16	In Office Review			
									06-15-1986	RW							
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	
1	3220	STORE/RTL M94	DMS	4	Hyannis	0.180	AC	330,000.00	2.95314	C	1.00	CI11	1.100		0	1,072,005	193,000
Total Card Land Units						0.18	AC	Parcel Total Land Area: 0.18					Total Land Value		193,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	105	Strip Retail			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	1				
Occupancy	3.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		767,247
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1950
AC Type	03	Central	Effective Year Built		1992
Size Adj Tbl	3220	STORE/RTL M94	Depreciation Code		G
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		25
Bath Split	00	0 Full-0 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		
Heat/AC	02	HEAT/AC SPLIT	Trend Factor		1
Frame Type	03	MASONRY	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	05	SUS-CEIL & WL	Percent Good		75
Common Wall	00	0%	RCNLD		575,400
Wall Height	16.00		Dep % Ovr		
1st Floor Use:	3221		Dep Ovr Comment		
Sewer Occupan			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
SPR1	SPRINKLERS-	B	5,400	4.10	1988		75		0.00	16,600
PAV1	PAVING-ASPH	L	3,200	3.00	1996		44		0.00	4,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,400	5,400	5,400	142.08	767,247	
Ttl Gross Liv / Lease Area		5,400	5,400	5,400		767,247	

