

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ESRAWI, MALEK H						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA VISION
197 BARNSTABLE RD						COMMERC.	3420	389,400	389,400	
HYANNIS MA 02601					4	COM LAND	3420	179,600	179,600	
		SUPPLEMENTAL DATA				Total		569,000	569,000	
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_988213_2702979			Plan Ref. 139/37 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)						
ESRAWI, MALEK H		18912	0156	08-06-2004	Q	I	580,000	00	Year	Code	Assessed	Year	Code	Assessed
FREEDMAN, ROBERT A		2215	0201	07-30-1975	Q		67,500	U	2025	3420	389,400	2024	3420	383,200
										3420	179,600		3420	179,600
		Total								569,000		Total		562,800
												Total		567,400

EXEMPTIONS			OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor									
									APPRAISED VALUE SUMMARY									
Total			0.00					Appraised Bldg. Value (Card)				378,200						
								Appraised Xf (B) Value (Bldg)				0						
Nbhd			Nbhd Name		B		Tracing		Batch		Appraised Ob (B) Value (Bldg)				11,200			
CI09									HYAN		Appraised Land Value (Bldg)				179,600			
NOTES																		
Special Land Value															0			
Total Appraised Parcel Value															569,000			
Valuation Method															C			
Total Appraised Parcel Value															569,000			

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
17769	09-09-1996	RE	Remodel	60,000	01-01-1997	100	01-01-1997		06-01-2024	SR	01	6	03	Cycl Insp Comp
									04-30-2020	GM	04		FR	Field Review
									10-11-2018	SR	01		03	Cycl Insp Comp

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	3420	PROF/MED/DEN	DMS	4	Hyannis	0.200	AC	330,000.00	2.72095	C	1.00	CI09	1.000		0	897,930	179,600
Total Card Land Units						0.20	AC	Parcel Total Land Area: 0.20						Total Land Value		179,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	180	Dental Office			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
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	RCN		472,733
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1979
AC Type	03	Central	Effective Year Built		1998
Size Adj Tbl	3420	PROF/MED/DENTL	Depreciation Code		G
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		20
Bath Split	02	0 Full-2 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	06	CEIL & WALLS	Percent Good		80
Common Wall	00	0%	RCNLD		378,200
Wall Height	10.00		Dep % Ovr		
1st Floor Use:	3420		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
PAV1	PAVING-ASPH	L	6,500	3.00	1985		32		0.00	6,200
SGN3	DBL SIDED W/I	L	24	199.92	2017		96		0.00	4,600
SPO2	SIGN POST ST	L	5	73.02	2017		98		0.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,000	2,000	2,000	162.84	325,686	
BMT	Basement Area	0	2,000	400	32.57	65,137	
UAT	Attic, Unfinished	0	2,000	500	40.71	81,422	
WDK	Wood Deck	0	60	3	8.14	489	
Ttl Gross Liv / Lease Area		2,000	6,060	2,903		472,734	

