

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
IBRAHIM, GEORGE & KOUNADIS, CH						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA	
ROUTE 132 HOLDINGS TRUST						COMMERC.	3222	78,000	78,000		
609 IYANNOUGH RD					4	COM LAND	3222	505,000	505,000		
SUPPLEMENTAL DATA											
Alt Prcl ID				Plan Ref. 216/137							
Split Zonin				Land Ct#							
BID Parcel				#SR							
ResExpt Q				Life Estate							
#DL 1				PP STATU							
#DL 2				Assoc Pid#							
HYANNIS MA 02601		GIS ID F_986651_2705699				Total				583,000	583,000

**VISION**

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
IBRAHIM, GEORGE & KOUNADIS, CHRISTOS							32832	0121	04-15-2020	U	I	385,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WILBUR, NANCY K TR							32832	0116	10-20-2018	U	I	0	1F	2025	3222	78,000	2024	3222	75,500	2023	3222	75,500
WILBUR, NANCY K & WINTHROP V, JR TRS							22563	0295	12-26-2007	U	I	1	1A		3222	505,000		3222	505,000		3222	505,000
WILBUR, WINTHROP V JR TR							13062	0329	06-09-2000	U	I	1	1A									
WILBUR, WINTHROP JR							6566	0195	12-15-1988	U	I	1	A									
Total													583,000	Total	580,500	Total	580,500	Total	580,500			

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			
CI23				HYAN			

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	67,800		
												Appraised Xf (B) Value (Bldg)	0		
												Appraised Ob (B) Value (Bldg)	10,200		
												Appraised Land Value (Bldg)	505,000		
												Special Land Value	0		
												Total Appraised Parcel Value	583,000		
												Valuation Method	C		
												Total Appraised Parcel Value	583,000		

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
SM-21-6	01-26-2021	834	Sheet Metal	8,000	06-30-2021	100	06-30-2021	install gas furnace and ductwo remodeling bathroom handica	08-16-2022	BM	22		22	Change of Address
20-1666	08-14-2020	803	Addn Alt-Comm	75,000	06-30-2022	100	06-30-2022		07-26-2022	SR	01		02	Bldg Permit Completed
									04-30-2020	GM	04		FR	Field Review
									06-27-2019	SR	02		03	Cycl Insp Comp
									04-05-2019	EO	03		15	Abatement Review
									01-09-2015	JR	03		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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3222	COMM BLDG	HB	4	Hyannis	0.350	AC	330,000.00	1.74891	C	1.00	CI23	2.500		0	1,442,859	505,000
Total Card Land Units						0.35	AC	Parcel Total Land Area: 0.35						Total Land Value		505,000	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	12	Comm Bldg									
Model	94	Commercial									
Grade	C	Average									
Stories	1										
Occupancy	1.00										
Exterior Wall 1	16	Stucco on Wood									
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	23	Laminate				RCN		86,964			
Interior Floor 2											
Heating Fuel	03	Gas				Year Built		1971			
Heating Type	04	Hot Air				Effective Year Built		1996			
AC Type	03	Central				Depreciation Code		G			
Size Adj Tbl	3222	COMM BLDG				Remodel Rating		04			
Total Rooms						Year Remodeled		2020			
Bedrooms	00					Depreciation %		22			
Full Bathrooms	0					Functional Obsol		0			
Bath Split	01	0 Full-1 Half				External Obsol		0			
Rms/Partitions	03	ABOVE AVERAGE				Trend Factor		1			
Heat/AC	02	HEAT/AC SPLIT				Condition					
Frame Type	02	WOOD FRAME				Condition %					
Baths/Plumbing	02	AVERAGE				Percent Good		78			
Ceiling/Wall	08	TYPICAL				RCNLD		67,800			
Common Wall	00	0%				Dep % Ovr					
Wall Height	8.00					Dep Ovr Comment					
1st Floor Use:	3222					Misc Imp Ovr					
Sewer Occupan						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	3,800	3.00	1989		40		0.00	4,600
SGN3	DBL SIDED W/I	L	28	199.92	2000		62		0.00	3,500
SPO2	SIGN POST ST	L	11	73.02	2000		62		0.00	500
SHED	Shed	L	96	18.00	1994		50		0.00	900
PKKG	Gravel Pkg Lot	L	2,200	1.06	1989		30		0.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	640	640	640	135.88	86,964	
Ttl Gross Liv / Lease Area		640	640	640		86,964	

