

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NWASSEF LLC						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA VISION
145 BARNSTABLE ROAD						COMMERC.	3250	785,200	785,200	
HYANNIS MA 02601						COM LAND	3250	227,200	227,200	
					4					
SUPPLEMENTAL DATA										
Alt Prcl ID			Plan Ref. 352/49							
Split Zonin			Land Ct# 42769-A							
BID Parcel			#SR							
ResExpt Q			Life Estate							
#DL 1 LOTS 1 & 2			PP STATU							
#DL 2 LOT 2 (REG)			Assoc Pid#							
GIS ID F_988368_2702507										
						Total		1,012,400	1,012,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NWASSEF LLC		C208 0	01-05-2016	U	I	747,500	1P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CORSINI, RICHARD K TR		7583 0189	03-29-1997	U	I	1	1A	2025	3250	785,200	2024	3250	770,900	2023	3250	770,900
CORSINI, RICHARD K		3306 0306	06-16-1981	U		0			3250	227,200		3250	227,200		3250	227,200
								Total		1,012,400	Total		998,100	Total		998,100

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					
CI07				HYAN							

NOTES										VISIT / CHANGE HISTORY					
-APOTHECARE PHARMACY((PHARMACY FORMERLY A BANK					Date	Id	Type	Is	Cd	Purpost/Result
-JAM ROCK SALON					DUW + NDP NOT IN USE)					06-15-2021	SR	02		03	Cycl Insp Comp
-THE SMOKE SHOP										04-29-2020	GM	04		FR	Field Review
-OFFICE SUITES UP										07-19-2018	KM	22		22	Change of Address
					-GRAY-					04-25-2018	RB	03		16	In Office Review
										06-24-2014	JR	03		16	In Office Review
										01-09-2014	TP	03		16	In Office Review
										01-25-2013	DR	03		16	In Office Review
								Total Appraised Parcel Value						1,012,400	

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
EXPC-20-6	02-17-2021	835	Sid/Wind/Roof/	20,999	06-15-2021	100	06-15-2021	Strip of existing roof. Install G		06-15-2021	SR	02		03	Cycl Insp Comp
19-2182	07-12-2019	836	Sign	0	06-15-2021	100	06-15-2021	Reface existing sign box - 20 s		04-29-2020	GM	04		FR	Field Review
19-1162	04-09-2019	836	Sign	0	06-15-2021	100	06-15-2021	Replace existing signs 3 sq fr		07-19-2018	KM	22		22	Change of Address
16-3446	11-22-2016	836	Sign	0	06-30-2017	100	06-30-2017	33.3 sq ft sign for APOTHECA		04-25-2018	RB	03		16	In Office Review
16-2999	11-09-2016	881	Alt-Int work-Co	2,000	06-30-2017	100	06-30-2017	TENNANT FIT OUT - CAPE G		06-24-2014	JR	03		16	In Office Review
16-2997	11-09-2016	881	Alt-Int work-Co	7,000	06-30-2017	100	06-30-2017	TENANT FIT OUT NO STRUC		01-09-2014	TP	03		16	In Office Review
201408617	12-09-2014	SG	Sign	0	06-30-2017	100	06-30-2017	NEW 24 SQ WALL SIGN CAP		01-25-2013	DR	03		16	In Office Review

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	3250	OFFC/RETAIL M	DMS	4	Hyannis	0.780	AC	330,000.00	0.98084	C	1.00	CI07	0.900		0	291,324	227,200
Total Card Land Units						0.78	AC	Parcel Total Land Area: 0.78						Total Land Value		227,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	7.00				
Exterior Wall 1	08	Wood on Sheath			
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	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3250	OFFFC/RETAIL M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	04	0 Full-4 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3251				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3250	OFFFC/RETAIL M94	100
		0
		0

COST / MARKET VALUATION		
RCN		1,132,567
Year Built		1962
Effective Year Built		1983
Depreciation Code		F
Remodel Rating		
Year Remodeled		
Depreciation %		32
Functional Obsol		
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		68
RCNLD		770,100
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
PAV1	PAVING-ASPH	L	9,500	3.00	1985		32		0.00	9,100
SHED	Shed	L	64	18.00	1980		22		0.00	300
LTHL	Halide Light Flx	L	5	1495.00	2010		72		0.00	5,400
PKBR	Parking Bumper	L	7	52.17	2010		72		0.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	3,375	3,375	3,713	114.55	386,616	
BAS	First Floor	6,375	6,375	6,375	104.13	663,797	
BMT	Basement Area	0	3,000	600	20.83	62,475	
CAN	Canopy	0	720	72	10.41	7,497	
FOP	Open Porch	0	782	117	15.58	12,183	
Ttl Gross Liv / Lease Area		9,750	14,252	10,877		1,132,568	

