

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
149 MAIN STREET HYANNIS LLC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
149 WEST MAIN ST						COMMERC.	3222	88,200	88,200	
HYANNIS MA 02601						COM LAND	3222	171,000	171,000	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_983483_2698813				Plan Ref. 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)								
149 MAIN STREET HYANNIS LLC		21970 0211	04-25-2007	Q	I	400,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HILL, KAREN		21709 0197	01-18-2007	U	I	1	1A	2023	3222	88,200	2022	3222	80,500	2021	3222	77,700
HILL, WILLIAM W		1098 0459	12-01-1960			0			3222	171,000		3222	161,500		3222	161,500
								Total		259,200	Total		242,000	Total		242,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI07			HYAN

NOTES					
This signature acknowledges a visit by a Data Collector or Assessor					
APPRAISED VALUE SUMMARY					
Appraised Bldg. Value (Card)					85,400
Appraised Xf (B) Value (Bldg)					0
Appraised Ob (B) Value (Bldg)					2,800
Appraised Land Value (Bldg)					171,000
Special Land Value					0
Total Appraised Parcel Value					259,200
Valuation Method					C
Total Appraised Parcel Value					259,200

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
									04-29-2020	GM	04		FR	Field Review
									07-01-2019	SR	01		03	Cycl Insp Comp
									12-16-2014	JR	03		03	Cycl Insp Comp
									06-17-2011	JR	02		03	Cycl Insp Comp
									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	3222	COMM BLDG	HB	4		0.250 AC	330,000.00	2.30303	C	1.00	CI07	0.900		0	683,991	171,000		
Total Card Land Units						0.25 AC	Parcel Total Land Area: 0.25						Total Land Value					171,000

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	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	02	Wall Brd/Wood			
Interior Wall 2					
Interior Floor 1	23	Laminate	RCN		110,927
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1960
Heating Type	03	Hot Air-No Duc	Effective Year Built		1990
AC Type	01	None	Depreciation Code		G
Size Adj Tbl	3222	COMM BLDG	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		23
Full Bathrooms	0		Functional Obsol		0
Bath Split	01	0 Full-1 Half	External Obsol		0
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	03	HEAT ONLY	Condition		
Frame Type	03	MASONRY	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		77
Ceiling/Wall	08	TYPICAL	RCNLD		85,400
Common Wall	00	0%	Dep % Ovr		
Wall Height	9.00		Dep Ovr Comment		
1st Floor Use:	3221		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	2,900	3.00	1985		32		0.00	2,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	800	800	800	113.65	90,924	
BMT	Basement Area	0	800	160	22.73	18,185	
CAN	Canopy	0	160	16	11.37	1,818	
Ttl Gross Liv / Lease Area		800	1,760	976		110,927	

