

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
COTELLESA, JOHN E								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
517 MAIN STREET								RESIDENTL	0101	43,600	43,600		
								RES LAND	0101	33,480	33,480		
HYANNIS MA 02601								COMMERC.	031R	174,400	174,400		
								COM LAND	031R	133,920	133,920		
SUPPLEMENTAL DATA								Total				385,400	385,400
Alt Prcl ID				Split Zonin		Plan Ref. 70/49							
BID Parcel				02:Average		Land Ct#							
ResExpt Q						#SR							
#DL 1				LOT 2		Life Estate							
#DL 2						PP STATU							
GIS ID				F_987464_2700008		Assoc Pid#							

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
2023	0101	43,600	2022	0101	32,620	2021	0101	32,200										
	0101	33,480		0101	33,480		0101	33,480										
	031R	174,400		031R	130,480		0101	420										
	031R	133,920		031R	133,920		031R	128,800										
Total			Total			Total			Total									
385,400			330,500			330,500			330,500									

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			HYAN

NOTES											

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
84577	06-03-2005	RW	Repair Work	6,000	01-01-2006	100	01-01-2006		05-25-2021	BM	03		16	In Office Review
56013	09-25-2001	NR	New Roof	2,000	01-01-2002	100	01-01-2002		05-06-2020	GM	04		FR	Field Review
									05-23-2017	KM	02		03	Cycl Insp Comp
									01-30-2014	DR	22		22	Change of Address
									06-10-2011	JR	02		03	Cycl Insp Comp
									09-06-2004	GB	04		44	Drive by inspection only
									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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	031R	MU RESTAURA	DMS	4		0.070	AC	330,000.00	6.58627	C	1.00	CI11	1.100		0	2,390,817	167,400
Total Card Land Units						0.07	AC	Parcel Total Land Area: 0.07						Total Land Value		167,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Mixed Use			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
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			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	031R	MU RESTAURANT			
Total Rooms					
Bedrooms	01				
Full Bathrooms	2				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	0326				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
031R	MU RESTAURANT	80
0101	Single Fam M-01	20
		0

COST / MARKET VALUATION	
RCN	332,220
Year Built	1900
Effective Year Built	1974
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	65
RCNLD	215,900
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
SGN2	DOUBLE SIDE	L	24	39.53	2000		62		0.00	600
FNC	Wrought Iron-4'	L	24	67.00	2017		96		0.00	1,500
SGNP	SIGN POST 6"	L	4	10.66	2017		96		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,568	1,568	1,568	148.18	232,346
FHS	Half Story	288	360	270	111.14	40,009
FUS	Upper Story	400	400	380	140.77	56,308
PTO	Patio	0	394	20	7.52	2,964
WDK	Wood Deck	0	72	4	8.23	593
Ttl Gross Liv / Lease Area		2,256	2,794	2,242		332,220

