

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KENNEDY, ROBERT E & EDWARD J 574 MAIN STREET PARTNERSHIP 574 MAIN STREET  HYANNIS MA 02601-5410						Description	Code	Appraised	Assessed	801  FY2024 BARNSTABLE, MA  <b>VISION</b>
						RESIDNTL	0101	122,375	122,375	
						RES LAND	0101	45,950	45,950	
						COMMERC. COM LAND	031S 031S	367,125 137,850	367,125 137,850	
<b>SUPPLEMENTAL DATA</b>						Total		673,300	673,300	
Alt Prcl ID		Split Zonin		Plan Ref. 303/26						
#DL 1 LOT B		#DL 2		Land Ct#						
GIS ID F_986952_2699880		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROXO LLC	35675	164	03-10-2023	Q	I	640,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
KENNEDY, ROBERT E & EDWARD J & JOSE	2797	0011	10-05-1978	Q	I	103,000	U	2023	0101	122,375	2022	0101	91,225	2021	0101	91,225	
									0101	45,950		0101	45,950		0101	45,950	
									031S	367,125		031S	273,675		031S	273,675	
									031S	137,850		031S	137,850		031S	137,850	
		Total						673,300		Total		548,700		Total		548,700	

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			
CI11				HYAN			

NOTES															
--KENNEDY STUDIOS-- APT UP															
										Appraised Bldg. Value (Card)					489,500
										Appraised Xf (B) Value (Bldg)					0
										Appraised Ob (B) Value (Bldg)					0
										Appraised Land Value (Bldg)					183,800
										Special Land Value					0
										Total Appraised Parcel Value					673,300
										Valuation Method					C
										Total Appraised Parcel Value					673,300

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
BLDC-23-30	03-29-2023	881	Alt-Int work-Co	30,000		100		Remodel second floor apartme		07-03-2021	CK	01		03	Cycl Insp Comp
200906149	12-18-2009	NR	New Roof	3,450		100	06-30-2010	ARCHITECTURAL - STRP OL		05-06-2020	GM	04		FR	Field Review
13250	02-13-1996	NS	New Siding	9,300	01-01-1997	100				06-10-2011	JR	01		03	Cycl Insp Comp
B31708	03-01-1988	AD	Addition	35,000		100		HY 2ND FL							

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	031S	MU STORE	DMS	4		0.140	AC	330,000.00	3.61652	C	1.00	CI11	1.100		0	1,312,806	183,800
Total Card Land Units						0.14	AC	Parcel Total Land Area: 0.14						Total Land Value		183,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Mixed Use			
Model	94	Commercial			
Grade	C	Average			
Stories	1.3				
Occupancy	2.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2	02	Wall Brd/Wood			
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	031S	MU STORE			
Total Rooms					
Bedrooms	02				
Full Bathrooms	1.5				
Bath Split	11	1 Full-1 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	0325				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
031S	MU STORE	75
0101	Single Fam M-01	25
		0

COST / MARKET VALUATION	
RCN	644,084
Year Built	1950
Effective Year Built	1988
Depreciation Code	G
Remodel Rating	04
Year Remodeled	1988
Depreciation %	24
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	76
RCNLD	489,500
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
APT	Apartment	992	992	992	159.51	158,230	
BAS	First Floor	3,040	3,040	3,040	159.51	484,898	
WDK	Wood Deck	0	124	6	7.72	957	
Ttl Gross Liv / Lease Area		4,032	4,156	4,038		644,085	

