

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT															
MAL PAR LLC C/O SEABREEZES 556 MAIN STREET HYANNIS MA 02601						Description		Code	Assessed		Assessed		801 FY2025 BARNSTABLE, MA VISION								
						COMMERC.		3270	531,500		531,500										
SUPPLEMENTAL DATA						4 Hyannis CU		Total		531,500		531,500									
Alt Prcl ID Split Zonin DMS;DV BID Parcel YES ResExpt Q #DL 1 UNIT 5 #DL 2 BLDG 1 GIS ID F_987060_2700229						Plan Ref. 626/24-27, 629/52 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)												
MAL PAR LLC 540 MAIN LLC			23104 23032	0151 0303	08-15-2008 07-09-2008	U U	I I	397,320 1	1P 1B	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
										2025	3270	531,500	2024	3270	423,600	2023	3270	423,600			
Total										531,500		Total		423,600		Total		423,600			
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		Appraised Bldg. Value (Card)								531,500			
0003								HYAN		Appraised Xf (B) Value (Bldg)								0			
												Appraised Ob (B) Value (Bldg)								0	
												Appraised Land Value (Bldg)								0	
												Special Land Value								0	
												Total Appraised Parcel Value								531,500	
												Valuation Method								C	
												Total Appraised Parcel Value								531,500	
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						
										11-17-2022	BM	22		22	Change of Address						
										04-29-2020	GM	04		FR	Field Review						
										03-12-2010	TP	03		16	In Office Review						
										06-10-2009	MA	22		22	Change of Address						
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value			
1	3270	RETAIL CONDO	SPLI	4	Hyannis	0 SF	522,500.00	1.00000	5	1.00	0003	1.000			0.0000		522,500	0			
Total Card Land Units						0	SF	Parcel Total Land Area						0.00	Total Land Value						0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	90	Retail Condo			
Model	06	Com Condo			
Grade	B	Custom			
Stories	1	1 Story			
Occupancy					
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	00				
Full Baths	0				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	3				
Bath Style					
Kitchen Style					
Master Deed L	2408				
Bath Split	00	0 Full-0 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					

**BAS
(2,408 sf)**

CONDO DATA			
Parcel Id	106477	C 106	Ownr 2.9
	540 MAIN ST	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit			100

COST / MARKET VALUATION	
Building Value New	690,245
Year Built	1962
Effective Year Built	1995
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
Cns Sect Rcnd	531,500
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	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,408	2,408	2,408	286.65	690,245
Ttl Gross Liv / Lease Area		2,408	2,408	2,408		690,245

