

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
548 MAIN ST LLC								Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
90 CRANBERRY LANE							4 Hyannis CU	COMMERC.	3270	317,100	317,100	
CENTERVILLE MA 02632				SUPPLEMENTAL DATA			Alt Prcl ID	Plan Ref.	626/24-27, 629/52			
				Split Zonin	DMS;DV	Land Ct#						
				BID Parcel		#SR						
				ResExpt Q		Life Estate						
				#DL 1	UNIT 3	PP STATU						
				#DL 2	BLDG 1							
				GIS ID	F_987060_2700229	Assoc Pid#						
							Total		317,100		317,100	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
548 MAIN ST LLC				35414	052	10-07-2022	Q	I	325,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
550 MAIN STREET LLC				29908	0003	09-02-2016	Q	I	310,000	00	2025	3270	317,100	2024	3270	252,700	2023	3270	301,400
J&B LIMITED LLC				23057	0237	07-23-2008	U	I	250,800	1P									
540 MAIN LLC				23032	0303	07-09-2008	U	I	1	1B									
				Total					317,100		Total		252,700	Total		301,400			

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			
0003			HYAN				

NOTES												APPRAISED VALUE SUMMARY					
												Appraised Bldg. Value (Card)	317,100				
												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	317,100				
												Valuation Method	C				
												Total Appraised Parcel Value	317,100				

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
SIGN-23-9	02-09-2024	836	Sign	0		100		Main Building Sign		05-19-2023	LP			20	Sale Review
BLDC-22-30	01-09-2023	881	Alt-Int work-Co	15,000		100		Alter tatoo parlor to salon and		05-19-2023	LP			20	Sale Review
16-2231	08-29-2016	881	Alt-Int work-Co	15,000	08-30-2017	100	06-30-2018	ADD NEW TATOO BOOTHS T		04-29-2020	GM	04		FR	Field Review
										08-30-2017	SR	02		03	Cycl Insp Comp
										03-12-2010	TP	03		16	In Office Review

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 Minus			
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	1520				
Bath Split	00	0 Full-0 Half			
Foundation	03	Conc. Slab			
AC Type Alt					
Sewer Occupan					

BAS
(1,520 sf)

CONDO DATA			
Parcel Id	106477	C 106	Ownr 1.8
	540 MAIN ST	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit			100

COST / MARKET VALUATION	
Building Value New	428,493
Year Built	1962
Effective Year Built	1990
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
Cns Sect Rcnd	317,100
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	% 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	1,520	1,520	1,520	281.90	428,493
Ttl Gross Liv / Lease Area		1,520	1,520	1,520		428,493

