

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION																				
JOAN ROAD HOLDINGS LLC 17 JOAN ROAD CENTERVILLE MA 02632										4 Hyannis CU		Description COMMERC.		Code 3270		Assessed 390,500		Assessed 390,500																						
				SUPPLEMENTAL DATA																																				
				Alt Prcl ID Split Zonin DMS;DV BID Parcel YES ResExpt Q #DL 1 UNIT 2 #DL 2 BLDG 1 GIS ID F_987060_2700229						Plan Ref. 626/24-27, 629/52 Land Ct# #SR Life Estate PP STATU DAILY PAPER RE Assoc Pid#																														
				Total		390,500		390,500																																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																								
JOAN ROAD HOLDINGS LLC GAINES, WILLIE P & NANCY E TRS 540 MAIN LLC				27212 0262		03-15-2013		Q I		I		275,000		00		Year Code Assessed		Year Code Assessed V		Year Code Assessed																				
				23049 0170		07-17-2008		U I		I		265,000		1P		2025 3270 390,500		2024 3270 311,200		2023 3270 311,200																				
				23032 0303		07-09-2008		U I		I		1		1B		Total 390,500		Total 311,200		Total 311,200																				
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										APPRaised VALUE SUMMARY																										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)										390,500																				
0003								HYAN		Appraised Xf (B) Value (Bldg)										0																				
NOTES														Appraised Ob (B) Value (Bldg)										0																
														Appraised Land Value (Bldg)										0																
														Special Land Value										0																
														Total Appraised Parcel Value										390,500																
														Valuation Method										C																
Total Appraised Parcel Value														390,500																										
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												
																		04-29-2020		GM		04				FR		Field Review												
																		10-09-2014		JR		03				20		Sale 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	

Property Location 546 MAIN STREET (HYANNIS)
Vision ID 106483 Account # 220436

Map ID 308/ 074/ 00B/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 3270
Print Date 12/21/2024 4:34:26 P

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						CONDO DATA					
Interior Wall 1	05	Drywall				Parcel Id	106477	C	106	Owne	1.9
Interior Wall 2							540 MAIN ST	B	1	S	1
Interior Floor 1	05	Vinyl/Asphalt				Adjust Type	Code	Description		Factor%	
Interior Floor 2						Condo Flr				100	
Heat Fuel	03	Gas				Condo Unit				100	
Heat Type	04	Hot Air				COST / MARKET VALUATION					
AC Type	03	Central				Building Value New				476,173	
Bedrooms	00					Year Built				1962	
Full Baths	0					Effective Year Built				2001	
Half Baths	0					Depreciation Code				VG	
Extra Fixtures						Remodel Rating					
Total Rooms	3					Year Remodeled					
Bath Style						Depreciation %				18	
Kitchen Style						Functional Obsol				0	
Master Deed L	1584	0 Full-0 Half				External Obsol				0	
Bath Split	00	Conc. Slab				Trend Factor				1	
Foundation	03					Condition					
AC Type Alt						Condition %					
Sewer Occupan						Percent Good				82	
						Cns Sect Rcndd				390,500	
						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			1,584	1,584	1,584	300.61	476,173			
Ttl Gross Liv / Lease Area				1,584	1,584	1,584		476,173			

BAS
(1,584 sf)

