

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BIERHANS, NANCY A						Description	Code	Assessed	Assessed
540 MAIN STREET, UNIT 17					4 Hyannis CU	COMMERC.	3430	467,800	467,800
HYANNIS MA 02601		SUPPLEMENTAL DATA							
		Alt Prcl ID		Plan Ref.	626/24-27, 629/52				
		Split Zonin	DMS;DV	Land Ct#					
		BID Parcel	YES	#SR					
		ResExpt Q		Life Estate					
		#DL 1	UNIT 17	PP STATU	LAW OFFICES B				
		#DL 2	BLDG 2	Assoc Pid#					
		GIS ID	F_987060_2700229						
						Total		467,800	467,800

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BIERHANS, NANCY A		25433	0281	05-06-2011	U	I	488,625	1B	Year	Code	Assessed	Year	Code	Assessed
540 MAIN LLC		23032	0303	07-09-2008	U	I	1	1B	2025	3430	467,800	2024	3430	462,900
									Total		467,800	Total		462,900
									Total			Total		462,900

EXEMPTIONS			OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor							
									APPRAISED VALUE SUMMARY							
Total			0.00						Appraised Bldg. Value (Card)				467,800			
									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				467,800			
									Valuation Method				C			
									Total Appraised Parcel Value				467,800			

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
200900670	02-26-2009	TF	Tenant Fitout	70,000	11-03-2009	100	06-30-2010	2500 SF UNIT LISTED	04-30-2020	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	3430	OFF CONDO M-	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	56	Condo Office			
Model	06	Com Condo			
Grade	C	Average			
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	10				
Bath Style					
Kitchen Style					
Master Deed L	2428				
Bath Split	00	0 Full-0 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					

FUS
(2,428 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			531,560
Year Built			1962
Effective Year Built			2008
Depreciation Code			E
Remodel Rating			
Year Remodeled			
Depreciation %			12
Functional Obsol			0
External Obsol			0
Trend Factor			1
Condition			
Condition %			
Percent Good			88
Cns Sect Rcnld			467,800
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
FUS	Upper Story	2,428	2,428	2,307	218.93	531,560
Ttl Gross Liv / Lease Area		2,428	2,428	2,307		531,560

