

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
540 MAIN LLC C/O CODE REALTY 540 MAIN STREET, UNIT 18 HYANNIS MA 02601					4 Hyannis CU	Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA VISION
						COMMERC.	3270	2,310,200	2,310,200	
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin DMS;DV		Plan Ref. 626/24-27, 629/52						
BID Parcel YES		ResExpt Q		Land Ct# #SR						
#DL 1 UNIT 10		#DL 2 BLDG 2		Life Estate FITNESS 500						
GIS ID F_987060_2700229				PP STATU						
						Total		2,310,200	2,310,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
540 MAIN LLC		23032 0303	07-09-2008	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2025	3270	2,310,200	2024	3270	1,841,200	2023	3270	1,841,200
								Total		2,310,200	Total		1,841,200	Total		1,841,200

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			0.00															
ASSESSING NEIGHBORHOOD													APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		B		Tracing			Batch			Appraised Bldg. Value (Card)				2,310,200			
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				2,310,200	
													Valuation Method				C	
													Total Appraised Parcel Value				2,310,200	

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	
201303962	07-08-2013	TF	Tenant Fitout	800	07-08-2013	100	06-30-2014	ADD DR THROUGH PARTITI	04-29-2020	GM	04		FR	Field Review	
200805294	09-23-2008	TF	Tenant Fitout	240,000	06-30-2009	100	06-30-2009	INT.FITNESS CLUB	02-05-2013	DR	22		22	Change of Address	
									04-13-2011	JR	03		15	Abatement 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		
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	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	7				
Bath Style					
Kitchen Style					
Master Deed L	MDLA				
Bath Split	00	0 Full-0 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					

BAS
(13,313 sf)

CONDO DATA			
Parcel Id	106477	C 106	Ownr 16.
540 MAIN ST		B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit			100
COST / MARKET VALUATION			
Building Value New			3,000,324
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			2,310,200
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	13,313	13,313	13,313	225.37	3,000,324
Ttl Gross Liv / Lease Area		13,313	13,313	13,313		3,000,324

