

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION								
ANZUONI, STEVEN M & TRACY 540 MAIN STREET SUITE 9 HYANNIS MA 02601					Description	Code	Assessed	Assessed										
					COMMERC.	3430	463,100	463,100										
SUPPLEMENTAL DATA					4 Hyannis CU													
Alt Prcl ID		Split Zonin		Plan Ref.		626/24-27, 629/52												
DMS;DV		02:Average		Land Ct#														
ResExpt Q				#SR														
#DL 1		UNIT 9		Life Estate		PP STATU												
#DL 2		BLDG 2		Assoc Pid#														
GIS ID		F_987060_2700229																
						Total	463,100	463,100										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
ANZUONI, STEVEN M & TRACY		35297 272	08-09-2022	Q	I	465,000	00	Year	Code	Assessed	Year	Code	Assessed					
SNOW, JOHN C & MARGUERITE TRS		29897 0057	08-30-2016	U	I	1	1F	2025	3430	463,100	2024	3430	458,300					
SNOW, JOHN C		23230 0144	10-24-2008	U	I	420,000	1P				2023	3430	443,800					
540 MAIN LLC		23032 0303	07-09-2008	U	I	1	1B											
						Total	463,100	Total	458,300	Total	443,800							
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																		
Nbhd	Nbhd Name		B	Tracing		Batch												
0003						HYAN												
NOTES																		
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				
200804513	08-22-2008	CM	Commercial	50,000	06-30-2009	100	06-30-2009	INT. UNIT 9 INS. CO.	07-18-2023	AG	22		22	Change of Address				
									05-19-2023	LP			20	Sale Review				
									04-30-2020	GM	04		FR	Field Review				
									07-31-2019	CK	22		22	Change of Address				
									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	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					
Total Rooms	11				
Bath Style					
Kitchen Style					
Master Deed L	2203				
Bath Split	00	0 Full-0 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					

**BAS
(2,203 sf)**

CONDO DATA			
Parcel Id	106477	C 106	Ownr 2.7
540 MAIN ST		B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit			100
COST / MARKET VALUATION			
Building Value New			601,398
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 Rcnld			463,100
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	2,203	2,203	2,203	272.99	601,398
Ttl Gross Liv / Lease Area		2,203	2,203	2,203		601,398

