

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MAIN PARTNERS LLC							Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA	
540 MAIN STREET UNIT 15							RESIDNTL	0104	270,135	270,135		
							RES LAND	0104	84,780	84,780		
HYANNIS MA 02601			SUPPLEMENTAL DATA				COMMERC.	031S	348,365	348,365		
			Alt Prcl ID	Split Zonin	Plan Ref.	591/14; 113/143	COM LAND	031S	103,620	103,620		
			BID Parcel	02:Average	Land Ct#						VISION	
			ResExpt Q		#SR							
			#DL 1	LOT 1	Life Estate							
			#DL 2		PP STATU							
			GIS ID	F_986726_2699492	Assoc Pid#		Total				806,900	806,900

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MAIN PARTNERS LLC			36080	124	11-09-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BEECH TREE ALLEY LLC			36080	120	11-09-2023	Q	I	785,000	00	2025	0104	270,135	2024	0104	265,410	2023	0104	265,410
JEFFRIES, WILLIAM E JR & KATHLEEN TRS			12843	0018	02-22-2000	U	I	0	1F		0104	84,780		0104	84,780		0104	84,780
JEFFERIES, WILLIAM E JR TR			11941	0006	12-23-1998	U	I	475,000	1		031S	348,365		031S	341,890		031S	341,890
SPERRY, WILLIAM C ESTATE OF			11941	0001	12-23-1998			0			031S	103,620		031S	103,620		031S	103,620
			Total						806,900		Total	795,700		Total	795,700			

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	Appraised Bldg. Value (Card)						618,400	
CI11				HYAN	Appraised Xf (B) Value (Bldg)						0	
					Appraised Ob (B) Value (Bldg)						100	
					Appraised Land Value (Bldg)						188,400	
					Special Land Value						0	
					Total Appraised Parcel Value						806,900	
					Valuation Method						C	
					Total Appraised Parcel Value						806,900	

NOTES														
-TREASURES														
-PLUSH & PLUNDER														
-APTS UP														

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
EXPC-21-3	05-28-2021	835	Sid/Wind/Roof/	4,500		100		Remove existing siding, Door		07-03-2021	CK	02		03	Cycl Insp Comp
18-1095	04-12-2018	836	Sign	0		100		Relocate existing hanging sign		05-06-2020	GM	04		FR	Field Review
17-4036	11-20-2017	835	Sid/Wind/Roof/	2,000		100		replace existing rotted elliptical		03-15-2016	AL	03		16	In Office Review
201203997	07-18-2012	CM	Commercial	8,000	06-30-2013	100	06-30-2013	REMOVE FACADE,FLASH AN		03-15-2016	AL	03		16	In Office Review
200700217	01-26-2007	CM	Commercial	20,000	06-30-2008	100	06-30-2008	ROOF		11-10-2008	JG	03		16	In Office Review
B28677	11-01-1985	AD	Addition	2,500	01-01-1986	100	01-01-1986	HY GARAGE		10-16-2008	NF	03		16	In Office Review
										04-07-1999	GB	02		06	Measur/Remodling in Prog

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	031S	MU STORE	DMS	4	Hyannis	0.160	AC	330,000.00	3.24337	C	1.00	CI11	1.100		0	1,177,341	188,400
Total Card Land Units						0.16	AC	Parcel Total Land Area: 0.16						Total Land Value		188,400	

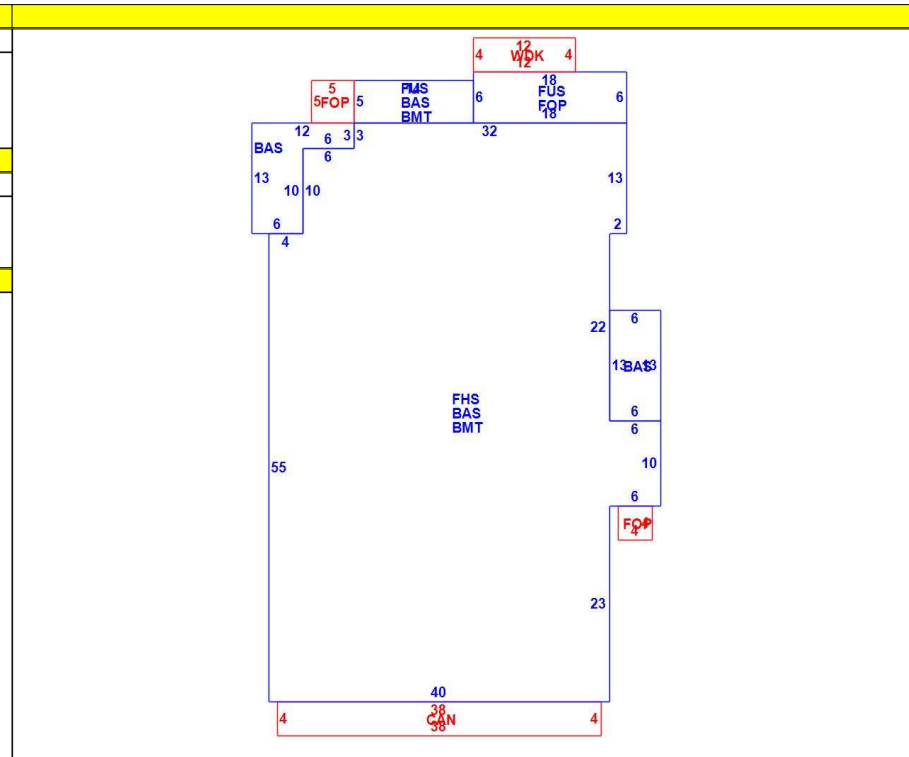
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Mixed Use			
Model	94	Commercial			
Grade	C	Average			
Stories	1.5				
Occupancy	4.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	031S	MU STORE			
Total Rooms					
Bedrooms	02				
Full Bathrooms	1				
Bath Split	10	1 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	032L				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
031S	MU STORE	55
0104	Mix Use 2 Fam	45
		0

COST / MARKET VALUATION	
RCN	857,416
Year Built	1929
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	600,200
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	% Good	Grade	Grade Adj	Appr. Value
SGN2	DOUBLE SIDE	L	4	39.53	1996		44		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,980	2,980	2,980	147.80	440,458	
BMT	Basement Area	0	2,806	561	29.55	82,918	
CAN	Canopy	0	152	15	14.59	2,217	
FHS	Half Story	2,189	2,736	2,052	110.85	303,295	
FOP	Open Porch	0	149	22	21.82	3,252	
FUS	Upper Story	178	178	169	140.33	24,979	
WDK	Wood Deck	0	48	2	6.16	296	
Ttl Gross Liv / Lease Area		5,347	9,049	5,801		857,415	



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MAIN PARTNERS LLC								Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
540 MAIN STREET UNIT 15								RESIDNTL	0104	270,135	270,135	
HYANNIS MA 02601								RES LAND	0104	84,780	84,780	
								COMMERC.	031S	348,365	348,365	
SUPPLEMENTAL DATA								COM LAND	031S	103,620	103,620	VISION
Alt Prcl ID				Split Zonin		Plan Ref. 591/14; 113/143		Total		806,900	806,900	
BID Parcel 02:Average				ResExpt Q		#SR						
#DL 1 LOT 1				#DL 2		Life Estate						
GIS ID F_986726_2699492				Assoc Pid#								

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MAIN PARTNERS LLC				36080	124	11-09-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
BEECH TREE ALLEY LLC				36080	120	11-09-2023	Q	I	785,000	00	2025	0104	270,135	2024	0104	265,410
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JEFFERIES, WILLIAM E JR TR				11941	0006	12-23-1998	U	I	475,000	1		031S	348,365		031S	341,890
SPERRY, WILLIAM C ESTATE OF				11941	0001	12-23-1998			0			031S	103,620		031S	103,620
											Total	806,900	Total	795,700	Total	795,700

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			Batch HYAN

NOTES			
--CALIFORNIA DREAMIN--			

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

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
2	031S	MU STORE	DMS	4		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 0.16						Total Land Value		188,400

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 618,400

Appraised Xf (B) Value (Bldg) 0

Appraised Ob (B) Value (Bldg) 100

Appraised Land Value (Bldg) 188,400

Special Land Value 0

Total Appraised Parcel Value 806,900

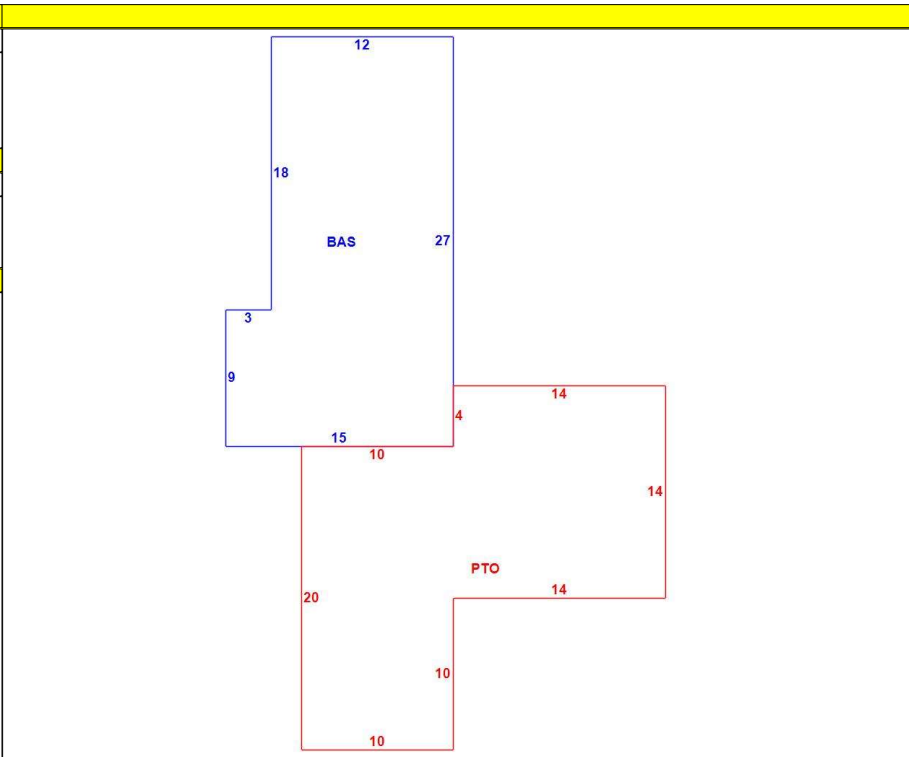
Valuation Method C

Total Appraised Parcel Value 806,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	Comm Bldg			
Model	94	Commercial			
Grade	D	Below Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	01	None			
Heating Type	01	None			
AC Type	01	None			
Size Adj Tbl	031S	MU STORE			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	01	LIGHT			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	00	NONE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	032L				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
031S	MU STORE	100
		0
		0

COST / MARKET VALUATION		
RCN		23,949
Year Built		1956
Effective Year Built		1993
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	24	
Functional Obsol	0	
External Obsol		
Trend Factor	1	
Condition		
Condition %		
Percent Good	76	
RCNLD	18,200	
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	% Good	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	351	351	351	64.55	22,658	
PTO	Patio	0	396	20	3.26	1,291	
Ttl Gross Liv / Lease Area		351	747	371		23,949	

