

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION	
MISTER V LLC 60 SMOKE VALLEY RD OSTERVILLE MA 02655											Description RESIDNTL	Code 1020	Assessed 195,300	Assessed 195,300							
									4 Hyannis CU												
				SUPPLEMENTAL DATA																	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 UNIT 9 #DL 2 BLDG A GIS ID F_991297_2702322						Plan Ref. 359/15-20 Land Ct# #SR Life Estate PP STATU Assoc Pid#						Total		195,300		195,300					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
MISTER V LLC MERLESENA, ROSARIA M TR MERLESENA, PAUL X				21527 0237		11-16-2006		U	I	10		1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
				9273 0304		07-15-1994		U	I	100		A	2025	1020	195,300	2024	1020	185,800	2023	1020	157,500
				3883 0089		09-15-1983		U	I	30,000		A	Total		195,300		Total		185,800		Total
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount		Code	Description		Number		Amount										
Total				0.00																	
ASSESSING NEIGHBORHOOD												Appraised Bldg. Value (Card) 179,700 Appraised Xf (B) Value (Bldg) 14,000 Appraised Ob (B) Value (Bldg) 1,600 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 195,300 Valuation Method C Total Appraised Parcel Value 195,300									
Nbhd		Nbhd Name		B		Tracing		Batch													
0001								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				
												05-12-2020	WD			FR	Field Review				
												04-22-2019	SR	02		03	Cycl Insp Comp				
												07-31-2015	TP	03		16	In Office Review				
												07-11-2013	TP	03		16	In Office Review				
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	102U	Condominium M	DV	4	Hyannis	0 SF	0.00	1.00000	5	1.00	0001	1.000			0.0000		0	0			
Total Card Land Units						0 SF	Parcel Total Land Area						0.00	Total Land Value							

Property Location 70 MAIN STREET (HYANNIS)
Vision ID 28385 Account # 249396

Map ID 342/ 023/ 001/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 102U
Print Date 12/21/2024 1:32:49 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style	55	Condominium								
Model	05	Res Condo								
Grade	C	Average								
Stories	2	2 Stories								
Occupancy	0		CONDO DATA							
Interior Wall 1	05	Drywall	Parcel Id	104253	C 0380	Owne	6.6			
Interior Wall 2				CEDAR VILLAGE			B 1	S 1		
Interior Floor 1	14	Carpet	Adjust Type	Code	Description			Factor%		
Interior Floor 2			Condo Flr					100		
Heat Fuel	03	Gas	Condo Unit	MKT0	MKT0			100		
Heat Type	04	Hot Air	COST / MARKET VALUATION							
AC Type	03	Central	Building Value New				213,940			
Bedrooms	02	2 Bedrooms	Year Built				1982			
Full Baths	1	1 Full	Effective Year Built				2004			
Half Baths	1		Depreciation Code				A			
Extra Fixtures	1		Remodel Rating							
Total Rooms	4	4 Rooms	Year Remodeled							
Bath Style			Depreciation %				16			
Kitchen Style			Functional Obsol				0			
Master Deed L	1426	1 Full-1 Half	External Obsol				0			
Bath Split	11	Poured Conc.	Trend Factor				1			
Foundation	01		Condition							
AC Type Alt			Condition %							
Sewer Occupan			Percent Good				84			
			Cns Sect Rcnd				179,700			
			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
BMT	Basement-Unfi	B	493	26.01	2002		84		0.00	14,000
PAT1	Patio- Average	L	72	5.89	1999		80		0.00	400
PAT2	Patio-Good	L	128	9.94	1999		80		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	493	493	493	213.30	105,157				
BMT	Basement Area	0	493	0	0.00	0				
FUS	Upper Story	510	510	510	213.30	108,783				
PTO	Patio	0	200	0	0.00	0				

Ttl Gross Liv / Lease Area		1,003	1,696	1,003	213,940	
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