

! For Sale

Four Apartments in Former Sea Captain's Home

472 South Main Street
 Centerville MA 02632
 \$500,000

Address	472 South Main Street Centerville, MA 02632
# of Units	4 Dwelling Units
2011 Assessed	\$658,500
2011 RE taxes	\$6,335.77
Annual Income	\$40,800
Map/Parcel	207-004
Land Area	1.29 acres
Septic	Private
Water	Municipal
Price	\$500,000



Apt 1:	2BR	\$900/month
Apt 2:	3BR	\$750/month
Apt 3:	2BR	\$950/month
Apt 4:	2BR	\$800/month

Utilities Included, gas heat.

Two structures on 1.29 acres of land

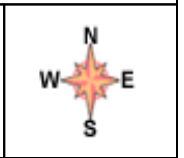




DISCLAIMERS: This map is for planning purposes only. It is not adequate for legal boundary determination or regulatory interpretation. Enlargements beyond a scale of 1"=100' may not meet established map accuracy standards. The parcel lines on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical features on the map such as building locations.

Map: 207 Parcel: 004
 Owner: CALLAHAN, RICHARD P TR
 Co-Owner: CENTERVILLE VILLAGE APTS
 Location: 472 SOUTH MAIN STREET
 Total Assessed Value: \$658500
 Acreage: 1.29 acres

Selected Parcel 
 Abutters 
 Buffer 



Assessing Division Property Lookup Results

367 Main Street, Hyannis, MA. 02601

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Owner Information - Map/Block/Lot: 207 / 004/ - Use Code: 1090

Owner

Owner Name CALLAHAN, RICHARD P TR
Co-Owner Name CENTERVILLE VILLAGE APTS RT
Property Address 472 SOUTH MAIN STREET
Owner Mailing Address 770A MAIN STREET
 OSTERVILLE, MA. 02655
Map/Block/Lot
 207 / 004/

Assessed Values 2011 - Map/Block/Lot: 207 / 004/ - Use Code: 1090

	2011 Appraised Value	2011 Assessed Value	Past Comparisons
			Year Total Assessed Value
Building Value:	\$ 329,000	\$ 329,000	2010 - \$ 665,100
Extra Features:	\$ 14,400	\$ 14,400	2009 - \$ 835,200
Outbuildings:	\$ 1,400	\$ 1,400	2008 - \$ 827,400
Land Value:	\$ 313,700	\$ 313,700	2007 - \$ 854,200
2011 Totals	\$ 658,500	\$ 658,500	2006 - \$ 810,300

Tax Information 2011 - Map/Block/Lot: 207 / 004/ - Use Code: 1090

Taxes	Fire District Rates	Town Residential
C.O.M.M. FD Tax (Residential) \$ 875.81	Barn FD - All Classes \$2.31	\$8.05
Community Preservation Act Tax \$ 159.03	C.O.M.M - All Classes \$1.33	Town Commercial
Town Tax (Residential) \$ 5,300.93	Cotuit FD - All Classes \$1.68	\$7.28
\$ 6,335.77	Hyannis - Residential \$2.04	
	Hyannis - Commercial \$3.24	
	W Barnstable - Residential \$2.65	
	W Barnstable - Commercial \$2.34	

Sales History - Map/Block/Lot: 207 / 004/ - Use Code: 1090

History:

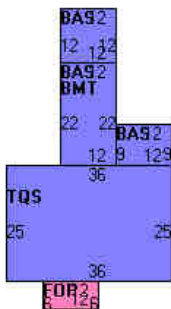
Owner:	Sale Date	Book/Page:	Sale Price:
CALLAHAN, RICHARD P TR	Nov 7 2008 12:00AM	23257/ 148	\$ 1
CALLAHAN, RICHARD P & HOSTETTER, PRISCIL	Jan 15 1994 12:00AM	8989/ 340	\$ 143,820
BBX REAL ESTATE CORP	Jun 15 1993 12:00AM	8614/ 139	\$ 152,000
SAURO, DAVID A & JANICE T	Mar 15 1989 12:00AM	6682/ 018	\$ 300,000
FRANCO, NICHOLAS D	Nov 15 1986 12:00AM	5403/ 030	\$ 315,000
RICH, JAMES M	Jul 15 1985 12:00AM	4613/ 261	\$ 210,000
FITZPATRICK, DANIEL F ETA	Oct 15 1982 12:00AM	3594/ 13	\$ 129,000

Sketches - Map/Block/Lot: 207 / 004/ - Use Code: 1090

This property contains multiple sketches.

Please use the navigation below the sketch to browse sketches.

PTD[240]



Additional Sketches 1 | 2 |

[Click Here for print version that displays all sketches at once](#)

As Built Cards: [Click card # to view: Card #1 |](#)

Income Statement

Cash Basis, From 1/1/2010 to 12/31/2010, By Year

CVA - 472 South Main St

Account	1/1/2010 -	Total
Income		
Rent Income	\$37,783.00	\$37,783.00
Total Income	\$37,783.00	\$37,783.00
Expense		
Equipment	\$300.00	\$300.00
Insurance-Property	\$2,500.83	\$2,500.83
Rental Registration	\$165.00	\$165.00
Postage/Shipping	\$10.20	\$10.20
Professional Fees (Accounting)	\$89.75	\$89.75
Repairs	\$1,275.00	\$1,275.00
Repairs-Mechanical	\$225.00	\$225.00
Supplies	\$2,192.49	\$2,192.49
Trash Removal	\$1,620.00	\$1,620.00
Utilities-Electric	\$194.08	\$194.08
Utilities-Gas	\$189.57	\$189.57
Utilities-Water	\$955.15	\$955.15
Total Expense	\$ 9,717.07	\$ 9,717.07
Net Operating Income	\$ 28,065.93	\$ 28,065.93
Net Income	\$ 28,065.93	\$ 28,065.93

Constructions Details - Map/Block/Lot: 207 / 004/ - Use Code: 1090

Building		Details		Land	
Building value	\$ 329,000	Bedrooms	4 Bedrooms	USE CODE	1090
Total Improvements Value	\$243,388	Bathrooms	2 Full	Lot Size (Acres)	1.29
Model	Residential	Total Rooms	7 Rooms	Appraised Value	\$ 313,700
Style	Conventional	Heat Fuel	Oil	Assessed Value	\$ 313,700
Grade	Average Plus	Heat Type	Hot Water		
Year Built	1791	AC Type	None		
Effective depreciation	20	Interior Floors	Hardwood		
Stories	1 3/4 Stories	Interior Walls	Plastered		
Living Area sq/ft	2,091	Exterior Walls	Wood Shingle		
Gross Area sq/ft	2,892	Roof Structure	Gable/Hip		
		Roof Cover	Asph/F Gls/Cmp		

Outbuildings & Extra Features - Map/Block/Lot: 207 / 004/ - Use Code: 1090

Code	Description	Units/SQ ft	Appraised Value	Assessed Value
APTX	Extra Apartmt	1	\$ 7,200	\$ 7,200
APTX	Extra Apartmt	1	\$ 7,200	\$ 7,200
SHED	Shed	140	\$ 1,400	\$ 1,400

Sketch Legend

Property Sketch Legend

AOF Office, (Average)	FTS Third Story Living Area (Finished)	SFB Base, Semi-Finished
BAS First Floor, Living Area	FUS Second Story Living Area (Finished)	TQS Three Quarters Story (Finished)
BMT Basement Area (Unfinished)	GAR Garage	UAT Attic Area (Unfinished)
CLP Loading Platform	GRN Greenhouse	UHS Half Story (Unfinished)
CAN Canopy	MZ1 Mezzanine, Unfinished	UST Utility Area (Unfinished)
FAT Attic Area (Finished)	MZ2 Mezzanine, Semi-finished	UTQ Three Quarters Story (Unfinished)
FBM Finished Basement	MZ3 Mezzanine, finished	UUA Unfinished Utility Attic
FCP Carport	PAT Patio Outbuilding Listed	UUS Full Upper 2nd Story (Unfinished)
FEP Enclosed Porch	PTO Patio	WDK Wood Deck
FHS Half Story (Finished)	REF Reference Only	WKO Wood Deck Outbuilding Listed
FOP Open or Screened in Porch	SDA Store Display Area	



401,963 views since 4.4.11

Contact

Director of Assessing
 Jeffrey Rudziak
P 508-862-4022
F 508-862-4722
 8:30a.m. to 4:30p.m.

TOWN OF BARNSTABLE

LOCATION 472 S. MAIN SEWAGE # 2003-644
 VILLAGE Centerville ASSESSOR'S MAP & LOT 207-4
 INSTALLER'S NAME & PHONE NO. R+H Construction
 SEPTIC TANK CAPACITY 1500
 LEACHING FACILITY: (type) Flow Diffusers (size) 80 x 12
 NO. OF BEDROOMS 7
 BUILDER OR OWNER Noff Stedder
 PERMIT DATE: 12-31-03 COMPLIANCE DATE: _____

Separation Distance Between the:

Maximum Adjusted Groundwater Table to the Bottom of Leaching Facility _____ Feet
 Private Water Supply Well and Leaching Facility (If any wells exist on site or within 200 feet of leaching facility) _____ Feet
 Edge of Wetland and Leaching Facility (If any wetlands exist within 300 feet of leaching facility) _____ Feet

Furnished by Scott Zybulski

