

! For Sale

## 4 Unit Multi-Family Apartment Building

60 Louis Street  
Hyannis MA 02601  
\$250,000



Address	60 Louis Street Hyannis, MA 02601
# of Units	4 Dwelling Units
Approx. SF	2,800 SF Total
2011 Assessed	\$288,900
2011 RE Taxes	\$2,984.78
Year built	1930
Annual Income	\$33,770
Map/Parcel	309 - 098
Land Area	0.17 acres
Septic	Municipal
Water	Municipal
Price	\$250,000

Louis Street is just off Barnstable Road near the Downtown Main Street area. Close proximity to the Hyannis Youth & Community Center and the Route 132 corridor.

## Listing Broker:

Cecelia Carey  
Email: [cecelia@careycommercial.com](mailto:cecelia@careycommercial.com)  
Cell: 508-566-2787  
Office: 508-790-8900 x 15

Gene Burman  
Email: [gene@careycommercial.com](mailto:gene@careycommercial.com)  
Office: 508-790-8900 x 17  
Fax: 508-790-8998



# Income Statement

Accrual basis, From 1/1/2010 to 12/31/2010, By Year

## CVA - 60 Louis St.

Account	2010	Total
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<b>Income</b>		
Rent Income	\$33,770.00	\$33,770.00
<b>Total Income</b>	<b>\$33,770.00</b>	<b>\$33,770.00</b>

<b>Expenses</b>		
Cleaning and maintenance	\$380.00	\$380.00
Fees-government	\$93.00	\$93.00
Legal and other professional fees	\$242.50	\$242.50
Postage/Shipping	\$10.20	\$10.20
Professional Fees (Accounting)	\$89.74	\$89.74
Repairs	\$4,906.77	\$4,906.77
Insurance	\$4,655.00	\$4,655.00
Property Taxes	\$2,984.00	\$2,984.00
Supplies	\$2,356.25	\$2,356.25
Trash Removal	\$1,679.00	\$1,679.00
Utilities-Electric	\$1,393.17	\$1,393.17
Utilities-Gas	\$4,595.98	\$4,595.98
Utilities-Sewage	\$388.22	\$388.22
Utilities-Water	303.25	303.25
<b>Total Expenses</b>	<b>\$15,593.49</b>	<b>\$15,593.49</b>

<b>Net Operating Income</b>	<b>\$18,564.73</b>	<b>\$18,564.73</b>
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<b>Net Income</b>	<b>\$18,264.73</b>	<b>\$18,264.73</b>
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# Assessing Division Property Lookup Results

367 Main Street, Hyannis, MA. 02601

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## Owner Information - Map/Block/Lot: 309 / 098/ - Use Code: 1110

### Owner

**Owner Name** CALLAHAN, RICHARD P TR  
**Co-Owner Name** CENTERVILLE VILLAGE APTS RT  
**Property Address** 60 LOUIS STREET  
**Owner Mailing Address** 770A MAIN STREET  
 OSTERVILLE, MA. 02655  
**Map/Block/Lot** 309 / 098/

## Assessed Values 2011 - Map/Block/Lot: 309 / 098/ - Use Code: 1110

	2011 Appraised Value	2011 Assessed Value	Past Comparisons
<b>Building Value:</b>	\$ 225,700	\$ 225,700	<b>Year Total Assessed Value</b>
<b>Extra Features:</b>	\$ 0	\$ 0	2010 - \$ 349,200
<b>Outbuildings:</b>	\$ 0	\$ 0	2009 - \$ 347,000
<b>Land Value:</b>	\$ 63,200	\$ 63,200	2008 - \$ 354,600
			2007 - \$ 354,600
<b>2011 Totals</b>	<b>\$ 288,900</b>	<b>\$ 288,900</b>	2006 - \$ 355,000

## Tax Information 2011 - Map/Block/Lot: 309 / 098/ - Use Code: 1110

Taxes	Fire District Rates	Town Residential
<b>Hyannis FD Tax (Residential)</b> \$ 589.36	Barn FD - All Classes \$2.31	\$8.05
<b>Community Preservation Act Tax</b> \$ 69.77	C.O.M.M - All Classes \$1.33	<b>Town Commercial</b>
<b>Town Tax (Residential)</b> \$ 2,325.65	Cotuit FD - All Classes \$1.68	\$7.28
<b>\$ 2,984.78</b>	Hyannis - Residential \$2.04	
	Hyannis - Commercial \$3.24	
	W Barnstable - Residential \$2.65	
	W Barnstable - Commercial \$2.34	

## Sales History - Map/Block/Lot: 309 / 098/ - Use Code: 1110

History:	Owner:	Sale Date	Book/Page:	Sale Price:
	CALLAHAN, RICHARD P TR	Nov 7 2008 12:00AM	23257/ 151	\$ 1
	CALLAHAN, RICHARD P	Jun 15 1994 12:00AM	9253/ 262	\$ 93,000
	BBX REAL ESTATE COPR	Jun 15 1993 12:00AM	8614/ 141	\$ 106,000
	SAURO, DAVID A & JANICE L	Mar 15 1987 12:00AM	5632/ 258	\$ 230,000
	U S ASSOCIATES, INC	Jan 15 1986 12:00AM	4899/ 301	\$ 175,000
	IYANOUGH CORP	Dec 15 1982 12:00AM	3625/ 72	\$ 65,000

## Sketches - Map/Block/Lot: 309 / 098/ - Use Code: 1110



AsBuilt Card N/A

## Constructions Details - Map/Block/Lot: 309 / 098/ - Use Code: 1110

Building	Details	Land
<b>Building value</b>	\$ 225,700	<b>Bedrooms</b> 08
<b>Total Improvements Value</b>	\$331,982	<b>Bathrooms</b> 4 Full
<b>Model</b>	Commercial	<b>Total Rooms</b>
		<b>USE CODE</b> 1110
		<b>Lot Size (Acres)</b> 0.17
		<b>Appraised Value</b> \$ 63,200

<b>Style</b>	Family Conver.	<b>Heat Fuel</b>	Gas	<b>Assessed Value</b>	\$ 63,200
<b>Grade</b>	Average	<b>Heat Type</b>	Hot Air		
<b>Year Built</b>	1930	<b>AC Type</b>	None		
<b>Effective depreciation</b>	32	<b>Interior Floors</b>	Carpet		
<b>Stories</b>	2.3	<b>Interior Walls</b>	Drywall		
<b>Living Area sq/ft</b>	2,800	<b>Exterior Walls</b>	Vinyl Siding		
<b>Gross Area sq/ft</b>	6,280	<b>Roof Structure</b>	Gambrel		
		<b>Roof Cover</b>	Asph/F Gls/Cmp		

### Outbuildings & Extra Features - Map/Block/Lot: 309 / 098/ - Use Code: 1110

There are not any extra building features on record at this time.

### Sketch Legend

#### Property Sketch Legend

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

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### Contact

**Director of Assessing**  
Jeffrey Rudziak



0 16 Feet

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: 309 Parcel: 098

Owner: CALLAHAN, RICHARD P TR

Co-Owner: CENTERVILLE VILLAGE APTS

Location: 60 LOUIS STREET

Total Assessed Value: \$288900

Acreage: 0.17 acres

Selected Parcel



Abutters



Buffer

