

**For Sale** 4 Unit Multi-Family Apartment Building

69 South Main Street  
 Centerville MA 02632  
 \$350,000

Address	69 South Main Street Centerville, MA 02632
# of Units	4 Dwelling Units
Approx. SF	2,364 SF
Year Built	1900
2011 Assessed	\$419,000
2011 RE taxes	\$4,031.41
Annual Income	\$34,740
Map/Parcel	228-125
Land Area	0.53 acres
Septic	Private
Water	Municipal
Price	\$350,000



69 South Main Street Centerville, MA 02632

- Apt 1: Studio \$700/month
- Apt 2: 1BR \$800/month
- Apt 3: 1BR \$675/month
- Apt 4: 2BR \$720/month

Utilities Included, gas heat.



1BR apartment has all brand new walls, floors, kitchen appliances and bath.

Studio Apartment is clean and neat!

## Income Statement

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

CVA - 69 South Main St.

Account	1/1/2010 -	Total
<b>Income</b>		
Other Income	\$0.00	\$0.00
Rent Income	\$32,865.00	\$32,865.00
<b>Total Income</b>	<b>\$32,865.00</b>	<b>\$32,865.00</b>
<b>Expense</b>		
Bank Fees	\$20.00	\$20.00
Cleaning and maintenance	\$77.80	\$77.80
Fees-government	\$195.00	\$195.00
Insurance-Property	\$1,532.78	\$1,532.78
Legal and other professional fees	\$285.00	\$285.00
Rental Registration	\$165.00	\$165.00
Professional Fees (Accounting)	\$89.75	\$89.75
Repairs-Plumbing/Heating	\$607.00	\$607.00
Supplies	\$1,382.96	\$1,382.96
Trash Removal	\$780.00	\$780.00
Utilities-Electric	\$3,220.75	\$3,220.75
Utilities-Gas	\$4,277.06	\$4,277.06
Utilities-Water	\$252.70	\$252.70
<b>Total Expense</b>	<b>\$ 12,720.80</b>	<b>\$ 12,720.80</b>
<b>Net Operating Income</b>	<b>\$ 20,144.20</b>	<b>\$ 20,144.20</b>
<b>Net Income</b>	<b>\$ 20,144.20</b>	<b>\$ 20,144.20</b>

# Assessing Division Property Lookup Results

367 Main Street, Hyannis, MA. 02601

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## Owner Information - Map/Block/Lot: 228 / 125/ - Use Code: 1110

### Owner

**Owner Name** CALLAHAN, RICHARD P TR  
**Co-Owner Name** CENTERVILLE VILLAGE APT RT  
**Property Address** 69 SOUTH MAIN STREET  
**Owner Mailing Address** 770A MAIN STREET  
 OSTERVILLE, MA. 02655  
**Map/Block/Lot** 228 / 125/

## Assessed Values 2011 - Map/Block/Lot: 228 / 125/ - Use Code: 1110

	2011 Appraised Value	2011 Assessed Value	Past Comparisons
			Year Total Assessed Value
<b>Building Value:</b>	\$ 210,400	\$ 210,400	<b>2010</b> - \$ 430,200
<b>Extra Features:</b>	\$ 6,900	\$ 6,900	<b>2009</b> - \$ 443,900
<b>Outbuildings:</b>	\$ 0	\$ 0	<b>2008</b> - \$ 475,800
<b>Land Value:</b>	\$ 201,700	\$ 201,700	<b>2007</b> - \$ 475,800
<b>2011 Totals</b>	<b>\$ 419,000</b>	<b>\$ 419,000</b>	<b>2006</b> - \$ 486,200

## Tax Information 2011 - Map/Block/Lot: 228 / 125/ - Use Code: 1110

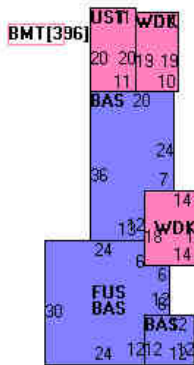
Taxes	Fire District Rates	Town Residential
<b>C.O.M.M. FD Tax (Residential)</b> \$ 557.27	Barn FD - All Classes \$2.31	\$8.05
<b>Community Preservation Act Tax</b> \$ 101.19	C.O.M.M - All Classes \$1.33	<b>Town Commercial</b>
<b>Town Tax (Residential)</b> \$ 3,372.95	Cotuit FD - All Classes \$1.68	\$7.28
<b>\$ 4,031.41</b>	Hyannis - Residential \$2.04	
	Hyannis - Commercial \$3.24	
	W Barnstable - Residential \$2.65	
	W Barnstable - Commercial \$2.34	

## Sales History - Map/Block/Lot: 228 / 125/ - Use Code: 1110

### History:

Owner:	Sale Date	Book/Page:	Sale Price:
CALLAHAN, RICHARD P TR	Nov 7 2008 12:00AM	23257/ 145	\$ 1
CALLAHAN, RICHARD P & HOSTETTER, PRISCIL	Jan 15 1994 12:00AM	8990/ 075	\$ 103,020
BBX REAL ESTATE CORP	Jun 15 1993 12:00AM	8614/ 140	\$ 113,000
SAURO, DAVID A	Feb 15 1985 12:00AM	4406/ 193	\$ 129,900

## Sketches - Map/Block/Lot: 228 / 125/ - Use Code: 1110



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

## Constructions Details - Map/Block/Lot: 228 / 125/ - Use Code: 1110

Building	Details	Land
<b>Building value</b> \$ 210,400	<b>Bedrooms</b> 04	<b>USE CODE</b> 1110
<b>Total Improvements Value</b> \$273,286	<b>Bathrooms</b> 4 Full	<b>Lot Size (Acres)</b> 0.53
<b>Model</b> Commercial	<b>Total Rooms</b>	<b>Appraised Value</b> \$ 201,700
<b>Style</b> Family Conver.	<b>Heat Fuel</b> Oil	<b>Assessed Value</b> \$ 201,700
<b>Grade</b> Average Plus	<b>Heat Type</b> Hot Water	



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: 228 Parcel: 125  
 Owner: CALLAHAN, RICHARD P TR Total Assessed Value: \$419000  
 Co-Owner: CENTERVILLE VILLAGE APT RT Acreage: 0.53 acres  
 Location: 69 SOUTH MAIN STREET

Selected Parcel 

Abutters 

Buffer 



<b>Year Built</b>	1900	<b>AC Type</b>	None
<b>Effective depreciation</b>	23	<b>Interior Floors</b>	Hardwood
<b>Stories</b>	2	<b>Interior Walls</b>	Plastered
<b>Living Area sq/ft</b>	2,364	<b>Exterior Walls</b>	Wood Shingle
<b>Gross Area sq/ft</b>	3,422	<b>Roof Structure</b>	Gable/Hip
		<b>Roof Cover</b>	Asph/F Gls/Cmp

### Outbuildings & Extra Features - Map/Block/Lot: 228 / 125/ - Use Code: 1110

Code	Description	Units/SQ ft	Appraised Value	Assessed Value
FPL3	Fireplace 2 story 2		\$ 6,900	\$ 6,900

### 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	