

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
RESORTS DEVELOPMENT INC C/O CAPE WINDS RESORT CONDO P O BOX 399 HYANNIS MA 02601						Description	Code	Appraised	Assessed								
						COMMERC.	3010	2,384,100	2,384,100								
SUPPLEMENTAL DATA Alt Prcl ID Split Zonin RB;HB Plan Ref. Land Ct# #SR Life Estate PP STATU GIS ID F_978749_2700483 Assoc Pid#						COM LAND	3010	597,300	597,300								
						Total		2,981,400	2,981,400								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RESORTS DEVELOPMENT INC		7401 0070	12-15-1990	U	I	4,500	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
CAPEWINDS SALES CORPORATION		7064 0162	02-15-1990	U	I	17,900	1B	2023	3010	2,393,500	2022	3010	1,698,300	2021	3010	1,648,200	
RESORTS DEVELOPMENT INC		3509 0302	06-15-1982	U	I	0	1		3010	597,300		3010	497,800		3010	59,000	
		Total						Total		2,990,800	Total		2,196,100	Total		2,205,000	
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 2,307,200 Appraised Xf (B) Value (Bldg) 17,900 Appraised Ob (B) Value (Bldg) 59,000 Appraised Land Value (Bldg) 597,300 Special Land Value 0 Total Appraised Parcel Value 2,981,400 Valuation Method C Total Appraised Parcel Value 2,981,400								
Total		0.00															
ASSESSING NEIGHBORHOOD																	
Nbhd	Nbhd Name	B	Tracing	Batch													
CI09				HYAN													
NOTES																	
--CAPE WINDS RESORT-- E = MKT/INC/USE ADJ 35 TOTAL UNITS TGLA 26,443 SF																	
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			
17-3638	10-31-2017	881	Alt-Int work-Co	1,500		100		Support existing sagging beam	04-27-2020	GM	04		FR	Field Review			
201501300	03-20-2015	WD	Wood Deck	10,000	06-30-2016	100	06-30-2016	REPAIRS ON EXISTING DEC	02-25-2016	RB	03		16	In Office Review			
									06-11-2015	TP	03		16	In Office Review			
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	3010	MOTELS M94	SPLI	4		1.810 AC	330,000.00	1.00000	C	1.00	CI09	1.000	ALL SITE		0	330,000 597,300	
Total Card Land Units						1.81 AC	Parcel Total Land Area: 1.81						Total Land Value 597,300				

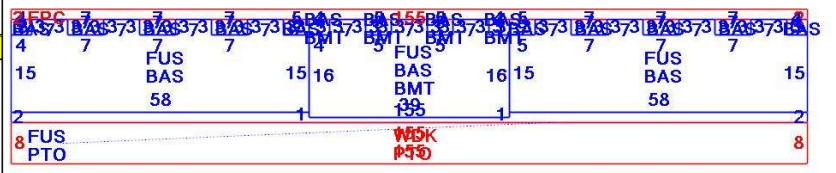
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	39	Motel			
Model	94	Commercial			
Grade	C	Average			
Stories	1.75				
Occupancy					
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	07	Mixed			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3010	MOTELS M94			
Total Rooms	20				
Bedrooms	10				
Full Bathrooms	10				
Bath Split	AA	10 Full-10Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3010	MOTELS M94	100
		0
		0

COST / MARKET VALUATION		
RCN		942,262
Year Built		1954
Effective Year Built		1983
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		28
Functional Obsol		
External Obsol		20
Trend Factor		1
Condition		
Condition %		
Percent Good		52
RCNLD		490,000
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
PAT1	Patio- Average	L	1,511	5.89	1985		32		0.00	2,400
PAV1	PAVING-ASPH	L	23,000	3.00	1995		52		0.00	35,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,829	2,829	2,829	160.11	452,959	
BMT	Basement Area	0	741	148	31.98	23,697	
FPC	Open Porch Conc. Floor	0	310	47	24.28	7,525	
FUS	Upper Story	2,866	2,866	2,723	152.12	435,987	
PTO	Patio	0	1,511	76	8.05	12,169	
WDK	Wood Deck	0	1,240	62	8.01	9,927	
Ttl Gross Liv / Lease Area		5,695	9,497	5,885		942,264	



BLDG 1
 UNITS 1-11



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RESORTS DEVELOPMENT INC C/O CAPE WINDS RESORT CONDO P O BOX 399 HYANNIS MA 02601						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3010	2,384,100	2,384,100	
						COM LAND	3010	597,300	597,300	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_978749_2700483				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#				2,981,400	2,981,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RESORTS DEVELOPMENT INC		7401	0070	12-15-1990	U	I	4,500	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAPEWINDS SALES CORPORATION		7064	0162	02-15-1990	U	I	17,900	1B	2023	3010	2,393,500	2022	3010	1,698,300	2021	3010	1,648,200
RESORTS DEVELOPMENT INC		3509	0302	06-15-1982	U	I	0	1		3010	597,300		3010	497,800		3010	497,800
									Total		2,990,800	Total		2,196,100	Total		2,205,000

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CI09				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

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	3010	MOTELS M94	SPLI	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: 1.81						Total Land Value		597,300

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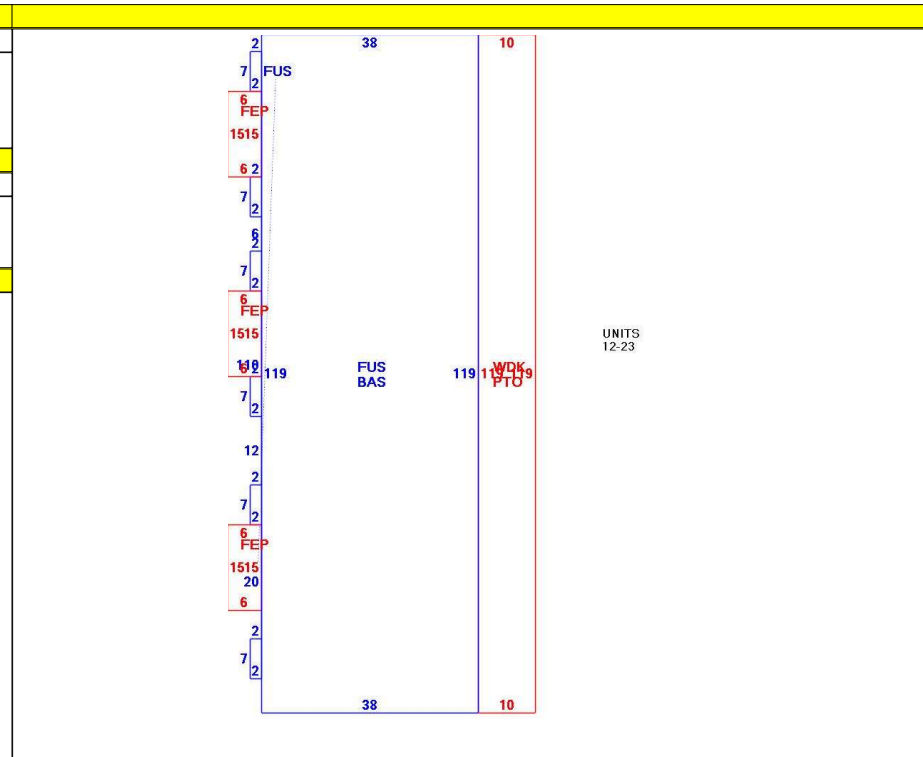
APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 2,307,200
 Appraised Xf (B) Value (Bldg) 17,900
 Appraised Ob (B) Value (Bldg) 59,000
 Appraised Land Value (Bldg) 597,300
 Special Land Value 0
 Total Appraised Parcel Value 2,981,400
 Valuation Method C
 Total Appraised Parcel Value 2,981,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	39	Motel			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy					
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	07	Mixed			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3010	MOTELS M94			
Total Rooms	37				
Bedrooms	24				
Full Bathrooms	16				
Bath Split	G9	16 Full-9 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3010	MOTELS M94	100
		0
		0

COST / MARKET VALUATION	
RCN	1,342,214
Year Built	1982
Effective Year Built	1989
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	20
Trend Factor	1
Condition	
Condition %	
Percent Good	57
RCNLD	765,100
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	4,522	4,522	4,522	147.29	666,026	
FEP	Enclosed Porch	0	270	95	51.82	13,992	
FUS	Upper Story	4,606	4,606	4,376	139.93	644,522	
PTO	Patio	0	1,190	60	7.43	8,837	
WDK	Wood Deck	0	1,190	60	7.43	8,837	
Ttl Gross Liv / Lease Area		9,128	11,778	9,113		1,342,214	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RESORTS DEVELOPMENT INC C/O CAPE WINDS RESORT CONDO P O BOX 399 HYANNIS MA 02601						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3010	2,384,100	2,384,100	
						COM LAND	3010	597,300	597,300	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_978749_2700483				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#				2,981,400		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RESORTS DEVELOPMENT INC		7401	0070	12-15-1990	U	I	4,500	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAPEWINDS SALES CORPORATION		7064	0162	02-15-1990	U	I	17,900	1B	2023	3010	2,393,500	2022	3010	1,698,300	2021	3010	1,648,200
RESORTS DEVELOPMENT INC		3509	0302	06-15-1982	U	I	0	1		3010	597,300		3010	497,800		3010	497,800
									Total		2,990,800	Total		2,196,100	Total		2,205,000

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											

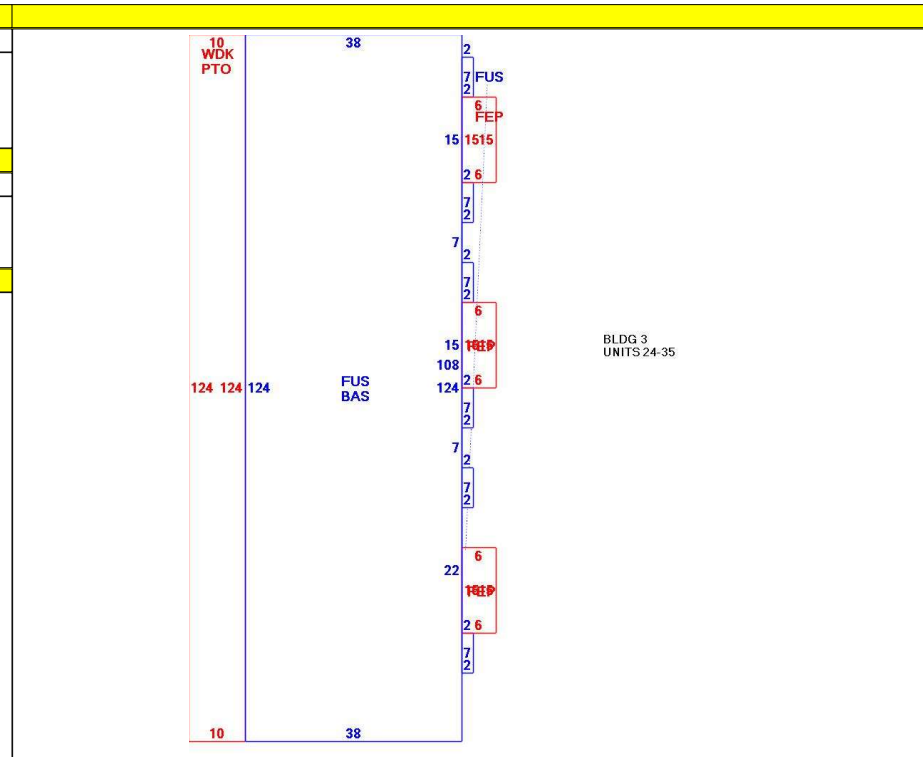
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
CI09				HYAN										

NOTES														APPRAISED VALUE SUMMARY				
														Appraised Bldg. Value (Card)				2,307,200
														Appraised Xf (B) Value (Bldg)				17,900
														Appraised Ob (B) Value (Bldg)				59,000
														Appraised Land Value (Bldg)				597,300
														Special Land Value				0
														Total Appraised Parcel Value				2,981,400
														Valuation Method				C
														Total Appraised Parcel Value				2,981,400

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		
3	3010	MOTELS M94	SPLI	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: 1.81						Total Land Value				597,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	39	Motel			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy			MIXED USE		
Exterior Wall 1	14	Wood Shingle	Code	Description	Percentage
Exterior Wall 2			3010	MOTELS M94	100
Roof Structure	03	Gable/Hip			0
Roof Cover	03	Asph/F Gls/Cmp			0
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		1,386,838
Interior Floor 2					
Heating Fuel	07	Mixed	Year Built		1983
Heating Type	04	Hot Air	Effective Year Built		1989
AC Type	03	Central	Depreciation Code		A
Size Adj Tbl	3010	MOTELS M94	Remodel Rating		
Total Rooms	37		Year Remodeled		
Bedrooms	16		Depreciation %		23
Full Bathrooms	16		Functional Obsol		
Bath Split	G7	16 Full-7 Half	External Obsol		20
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	01	HEAT/AC PKGS	Condition		
Frame Type	02	WOOD FRAME	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		57
Ceiling/Wall	06	CEIL & WALLS	RCNLD		790,500
Common Wall	00	0%	Dep % Ovr		
Wall Height	8.00		Dep Ovr Comment		
1st Floor Use:			Misc Imp Ovr		
Sewer Occupan			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	4,712	4,712	4,712	146.18	688,814	
FEP	Enclosed Porch	0	270	95	51.43	13,887	
FUS	Upper Story	4,796	4,796	4,556	138.87	666,010	
PTO	Patio	0	1,240	62	7.31	9,063	
WDK	Wood Deck	0	1,240	62	7.31	9,063	
Ttl Gross Liv / Lease Area		9,508	12,258	9,487		1,386,837	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RESORTS DEVELOPMENT INC C/O CAPE WINDS RESORT CONDO P O BOX 399 HYANNIS MA 02601						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3010	2,384,100	2,384,100	
						COM LAND	3010	597,300	597,300	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_978749_2700483				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RESORTS DEVELOPMENT INC		7401	0070	12-15-1990	U	I	4,500	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CAPEWINDS SALES CORPORATION		7064	0162	02-15-1990	U	I	17,900	1B	2023	3010	2,393,500	2022	3010	1,698,300	2021	3010	1,648,200
RESORTS DEVELOPMENT INC		3509	0302	06-15-1982	U	I	0	1		3010	597,300		3010	497,800		3010	497,800
									Total		2,990,800	Total		2,196,100	Total		2,205,000

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										
CI09				HYAN										

NOTES										APPRAISED VALUE SUMMARY								
										Appraised Bldg. Value (Card)								2,307,200
										Appraised Xf (B) Value (Bldg)								17,900
										Appraised Ob (B) Value (Bldg)								59,000
										Appraised Land Value (Bldg)								597,300
										Special Land Value								0
										Total Appraised Parcel Value								2,981,400
										Valuation Method								C
										Total Appraised Parcel Value								2,981,400

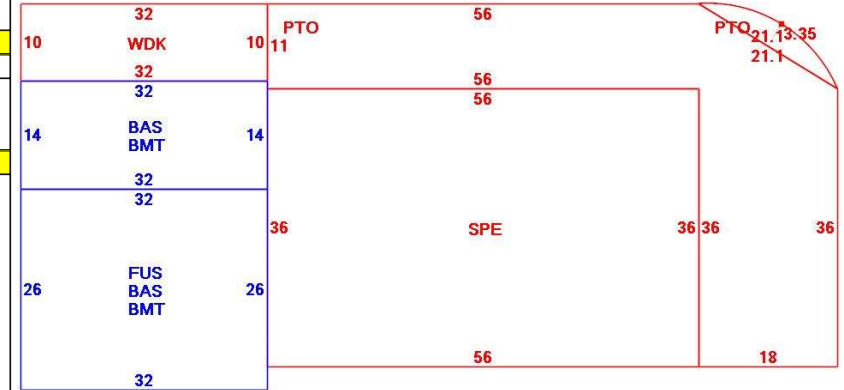
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			

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			
4	3010	MOTELS M94	SPLI	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: 1.81						Total Land Value					597,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	77	Clubs/Lodges			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy					
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3010	MOTELS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	2				
Bath Split	20	2 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3010	MOTELS M94	100
		0
		0

COST / MARKET VALUATION	
RCN	458,885
Year Built	1983
Effective Year Built	1989
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	20
Trend Factor	1
Condition	
Condition %	
Percent Good	57
RCNLD	261,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



BLDG 4 CLUBHOUSE

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
BMT	Basement-Unfin	B	1,280	26.01	1991		57		0.00	17,900
SPL7	Indoor Pool	L	1,056	70.00	1983		28	00	1.00	20,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,280	1,280	1,280	162.96	208,584	
BMT	Basement Area	0	1,280	256	32.59	41,717	
FUS	Upper Story	832	832	790	154.73	128,735	
PTO	Patio	0	1,411	71	8.20	11,570	
SPE	Pool Enclosure	0	2,016	403	32.58	65,671	
WDK	Wood Deck	0	320	16	8.15	2,607	
Ttl Gross Liv / Lease Area		2,112	7,139	2,816		458,884	

