

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HARBORVIEW HOTEL INVESTORS L								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
28 JACOME WAY								COMMERC.	3070	4,307,100	4,307,100	
MIDDLETOWN RI 02842				SUPPLEMENTAL DATA								
				Alt Prcl ID	Split Zonin		Plan Ref.					
				BID Parcel	ResExpt Q		Land Ct#					
				#DL 1	#DL 2		#SR					
				GIS ID	F_989383_2699183		Life Estate					
							PP STATU					
							Assoc Pid#					
							Total	4,307,100		4,307,100		

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HARBORVIEW HOTEL INVESTORS LLC				12106	0125	03-05-1999	U	I	1,667,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
											2023	3070	4,306,100	2022	3070	4,350,300	2021	3070	4,336,400
																		3070	58,100
							Total	4,306,100		Total	4,350,300		Total	4,394,500					

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		Appraised Bldg. Value (Card)	4,188,800
0003						HYAN		Appraised Xf (B) Value (Bldg)	59,200
								Appraised Ob (B) Value (Bldg)	59,100
								Appraised Land Value (Bldg)	0
								Special Land Value	0
								Total Appraised Parcel Value	4,307,100
								Valuation Method	C
								Total Appraised Parcel Value	4,307,100

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					
										EXPC-23-5	04-27-2023	835	Sid/Wind/Roof/	140,000	05-11-2023	100	06-30-2023	Replacement of 24 windows a	09-07-2023	SR	02		13	CALL BACK					
										BLDC-22-30	02-22-2023	803	Addn Alt-Comm	2,600,000	09-07-2023	50		Reconstruction of existing hote	05-11-2023	SR	02		02	Bldg Permit Completed					
										EXPC-23-2	02-16-2023	835	Sid/Wind/Roof/	250,000	05-11-2023	100	06-30-2023	Install exterior siding, windows	04-28-2020	GM	04		FR	Field Review					
										EXPC-23-1	01-26-2023	835	Sid/Wind/Roof/	35,000	05-11-2023	100	06-30-2023	Remove and Replace existing	08-09-2017	SR	02		02	Bldg Permit Completed					
										BLDC-22-20	09-29-2022	803	Addn Alt-Comm	250,000	05-11-2023	100	06-30-2023	Install roof over existing buildin											
										20-206	02-14-2020	803	Addn Alt-Comm	120,000	06-30-2020	100	06-30-2020	Construction of new roof struct											
										18-219	02-16-2018	803	Addn Alt-Comm	140,000	06-30-2018	100	06-30-2018	Replacing the existing fabric wi											

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			
1	3070	MOTEL CONDO	HH	4		0 SF	0.00	1.00000	5	1.00	0003	1.000	HOTEL BUILT ON CONDO		0	0			
													Total Card Land Units	0.00	AC	Parcel Total Land Area:	0.00	Total Land Value	0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	93	Motel Condo			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	4				
Occupancy					
Exterior Wall 1	30	Cement Siding			
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	11	Ceram Clay Til			
Heating Fuel	04	Electric			
Heating Type	07	Elec Baseboard			
AC Type	03	Central			
Size Adj Tbl	3070	MOTEL CONDO M94			
Total Rooms	68				
Bedrooms					
Full Bathrooms					
Bath Split					
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall					
Wall Height	41.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3070	MOTEL CONDO M94	100
		0
		0

COST / MARKET VALUATION		
RCN		4,363,296
Year Built		2016
Effective Year Built		2014
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	4	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	96	
RCNLD		4,188,800
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
WDC	Deck comp w vi	L	960	28.00	2022		100		0.00	24,100
ELV2	Elevator-Hotel 2	B	1	61667.00	2017		96		0.00	59,200
PATF	Flagstone Pave	L	1,381	30.00	2017		98		0.00	35,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,679	7,679	7,679	149.67	1,149,347	
CAN	Canopy	0	748	75	15.01	11,226	
FUS	Upper Story	22,401	22,401	21,281	142.19	3,185,212	
PTO	Patio	0	1,381	69	7.48	10,328	
WDC	Wood Deck	0	960	48	7.48	7,184	
Ttl Gross Liv / Lease Area		30,080	33,169	29,152		4,363,297	

