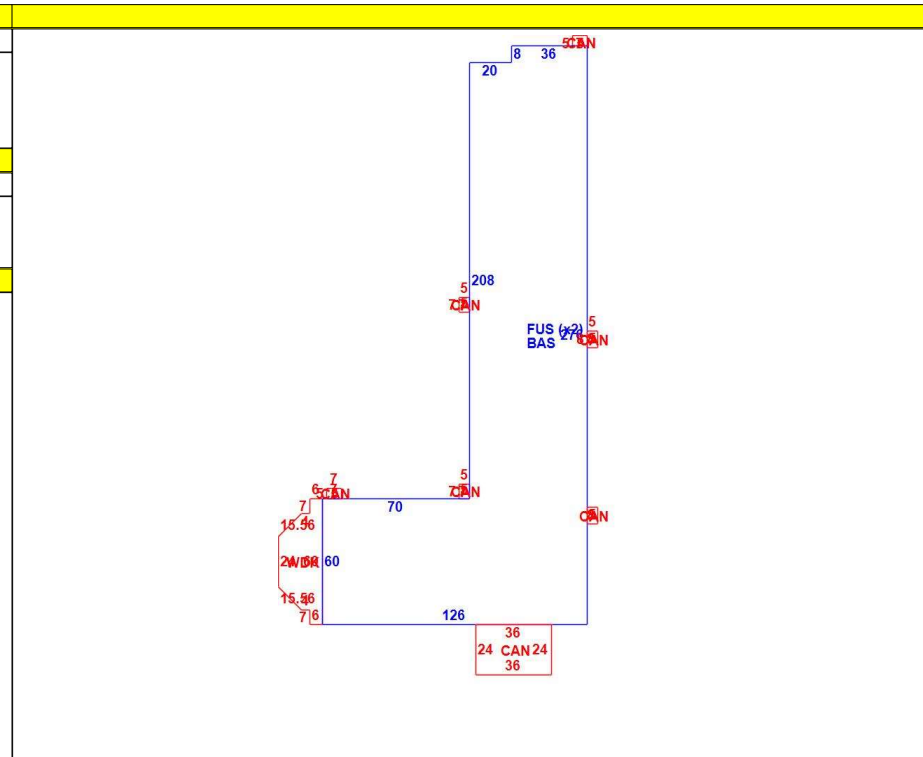


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>								
CAPE COD HOTEL LLC						Description	Code	Appraised	Assessed									
201 N 1ST STREET		<b>SUPPLEMENTAL DATA</b>				COMMERC.	3000	4,529,400	4,529,400									
PALATKA FL 32177		Alt Prcl ID Split Zonin B;HB BID Parcel ResExpt Q #DL 1 LOT 1; LOT 2B #DL 2 GIS ID F_979473_2710331				COM LAND	3000	1,504,800	1,504,800									
		Plan Ref. 298/84; 314/56 Land Ct# #SR Life Estate PP STATU Assoc Pid#				COM LAND	3010	2,700	2,700									
						Total		6,036,900	6,036,900									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CAPE COD HOTEL LLC		28549 0058	12-04-2014	Q	I	3,850,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
KGS HYANNIS HOTEL LLC		12029 0083	01-29-1999	U	I	2,186,000	1B	2023	3000	4,529,100	2022	3000	4,140,400	2021	3000	4,055,700		
BTD-1996 NPC2 LLC		11033 0300	10-30-1997	U	I	2,990,000	1B		3000	1,504,800		3000	1,097,300		3000	1,097,300		
AVEL HOTEL OF CAPE COD INC		7455 0112	03-15-1991	U	I	1	I		3010	2,700		3010	2,700		3000	134,900		
AVEL DEVELOPMENT CORP		7181 0124	06-15-1990	Q	I	3,000,000	U	Total		6,036,600	Total		5,240,400	Total		5,290,600		
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) 4,273,200													
CI19				BARNS	Appraised Xf (B) Value (Bldg) 121,300													
					Appraised Ob (B) Value (Bldg) 134,900													
					Appraised Land Value (Bldg) 1,507,500													
					Special Land Value 0													
					Total Appraised Parcel Value 6,036,900													
					Valuation Method C													
					Total Appraised Parcel Value 6,036,900													
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				
BLDC-23-83	04-27-2023	881	Alt-Int work-Co	50,000	06-30-2023	100	06-30-2023	Installation of drop ceiling on	01-05-2023	SR	02		02	Bldg Permit Completed				
BLDC-23-28	02-13-2023	803	Addn Alt-Comm	600	06-30-2023	100	06-30-2023	INTERIOR REPAIR OF CEILI	04-27-2020	GM	04		FR	Field Review				
BLDC-22-16	10-05-2022	802	Accessory-com	30,000	01-05-2023	100	06-30-2023	BUILD A NEW DUMPSTER E	07-19-2016	JR	01		02	Bldg Permit Completed				
BLDC-22-16	09-01-2022	803	Addn Alt-Comm	75,000	01-05-2023	100	06-30-2023	SCOPE OF WORK IS CONST	05-04-2011	RB	03		16	In Office Review				
BLDC-22-45	04-26-2022	803	Addn Alt-Comm	65,500	06-30-2022	100	06-30-2022	REPLACEMENT OF EXISTI	03-21-2011	JR	03		15	Abatement Review				
BLDC-21-20	01-28-2022	803	Addn Alt-Comm	75,000	01-05-2023	100	06-30-2023	REMOVE AND REPLACE 210	08-24-2010	TP	03		16	In Office Review				
EXPC-21-7	10-21-2021	835	Sid/Wind/Roof/	35,000	06-30-2022	100	06-30-2022	Remove and replace 210 squa	08-19-2004	PT	02		02	Bldg Permit Completed				
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	3000	HOTELS	SPLI	1		2.000	AC 330,000.00	1.00000	C	0.95	CI21	2.400	ACC		0	752,400	1,504,800	
1	3010	MOTELS M94	SPLI	1		2.350	AC 2,375.00	1.00000	0	1.00	WTLC	0.480	WETLAND		0	1,140	2,700	
Total Card Land Units						4.35	AC	Parcel Total Land Area: 4.35						Total Land Value				1,507,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	66	Hotel			
Model	94	Commercial			
Grade	C	Average			
Stories	3				
Occupancy	103.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	19	Brick Veneer			
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	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3000	HOTELS			
Total Rooms	111				
Bedrooms	104				
Full Bathrooms	104				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3010				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3000	HOTELS	100
		0
		0

COST / MARKET VALUATION	
RCN	5,341,521
Year Built	1977
Effective Year Built	1993
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	4,273,200
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	58,000	3.00	1985		32		0.00	55,700
SPL7	Indoor Pool	L	1,200	70.00	1994		50	00	1.00	42,000
ELV2	Elevator-Hotel 2	B	1	61667.00	1994		80		0.00	49,300
ELVS	Elevator-Comm	B	3	30000.00	1994		80		0.00	72,000
PKBR	Parking Bumper	L	106	52.17	2001		64		0.00	3,500
SGN3	DBL SIDED W/I	L	42	199.92	2015		92		0.00	7,700
SPO2	SIGN POST ST	L	16	73.02	2015		92		0.00	1,100
SGN3	DBL SIDED W/I	L	6	199.92	2015		92		0.00	1,100
SPO2	SIGN POST ST	L	8	73.02	2015		92		0.00	500
EGPI	Flagpole-25'	L	1	2229.00	2001		64		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	19,496	19,496	19,496	94.22	1,836,913	
CAN	Canopy	0	1,084	108	9.39	10,176	
FUS	Upper Story	38,992	38,992	37,042	89.51	3,490,097	
WDK	Wood Deck	0	929	46	4.67	4,334	
Ttl Gross Liv / Lease Area		58,488	60,501	56,692		5,341,520	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>						
CAPE COD HOTEL LLC						Description	Code	Appraised	Assessed							
201 N 1ST STREET		<b>SUPPLEMENTAL DATA</b>				COMMERC.	3000	4,529,400	4,529,400							
PALATKA FL 32177		Alt Prcl ID Split Zonin B;HB BID Parcel ResExpt Q #DL 1 LOT 1; LOT 2B #DL 2 GIS ID F_979473_2710331				COM LAND	3000	1,504,800	1,504,800							
		Plan Ref. 298/84; 314/56 Land Ct# #SR Life Estate PP STATU Assoc Pid#				COM LAND	3010	2,700	2,700							
						Total		6,036,900	6,036,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	3000	4,529,100	2022	3000	4,140,400	2021	3000	4,055,700
									3000	1,504,800		3000	1,097,300		3000	1,097,300
									3010	2,700		3010	2,700		3000	134,900
								Total		6,036,600	Total		5,240,400	Total		5,290,600
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														
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)				4,273,200				
CI19						BARNs		Appraised Xf (B) Value (Bldg)				121,300				
								Appraised Ob (B) Value (Bldg)				134,900				
								Appraised Land Value (Bldg)				1,507,500				
								Special Land Value				0				
								Total Appraised Parcel Value				6,036,900				
								Valuation Method				C				
								Total Appraised Parcel Value				6,036,900				
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
Total Card Land Units						Parcel Total Land Area:						Total Land Value				1,507,500

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
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Frame Type	02	WOOD FRAME									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	05	SUS-CEIL & WL									
Common Wall	00	0%									
Wall Height	10.00										
1st Floor Use:	3010										
Sewer Occupan											
<b>MIXED USE</b>											
		Code	Description			Percentage					
<b>COST / MARKET VALUATION</b>											
		RCN									
		Year Built									
		Effective Year Built									
		Depreciation Code									
		Remodel Rating									
		Year Remodeled									
		Depreciation %									
		Functional Obsol									
		External Obsol									
		Trend Factor									
		Condition									
		Condition %									
		Percent Good									
		RCNLD									
		Dep % Ovr									
		Dep Ovr Comment									
		Misc Imp Ovr									
		Misc Imp Ovr Comment									
		Cost to Cure Ovr									
		Cost to Cure Ovr Comment									
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
LP10	Light Pole per L	L	120	108.16	2001		64		0.00	8,300	
LTHL	Halide Light Flx	L	12	1495.00	2001		64		0.00	11,500	
FNC4	Fence-Chain Li	L	42	28.39	2015		92	C	1.00	1,100	
FNC7	Chain Link Gate	L	1	810.42	2015		92		0.00	700	
PAT1	Patio- Average	L	36	5.89	2015		92		0.00	300	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											