

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TFG HYANNIS HOSPITALITY LLC C/O TFG HOTELS & RESORTS INC 35 SCUDDER AVENUE						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3000	10,473,600	10,473,600	
HYANNIS MA 02601						COM LAND	3000	6,621,800	6,621,800	<b>VISION</b>
						<b>SUPPLEMENTAL DATA</b>				
Alt Prcl ID				Plan Ref. 239/63, 499/44						
Split Zonin RB;DV				Land Ct#						
BID Parcel				#SR						
ResExpt Q				Life Estate						
#DL 1 LOT 2 & 239/63				PP STATU						
#DL 2										
GIS ID F_985146_2697677				Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TFG HYANNIS HOSPITALITY LLC		22498 0088	11-28-2007	Q	I	14,025,000	00	Year	Code	Assessed	Year	Code	Assessed
STARWOOD HYANNIS REALTY LLC		20667 0247	01-19-2006	U	I	10	1B	2023	3000	10,473,600	2022	3000	9,878,200
SLT REALTY LIMITED PARTNERSHIP		10948 0273	09-12-1997	U	I	19,973,738	1B		3000	6,621,800	2021	3000	4,966,600
FLATLEY, THOMAS J		9006 0212	01-15-1994	U	I	125,000	G					3000	1,742,900
FLATLEY, THOMAS J		5351 0175	10-15-1986	Q	I	12,995,672	U	Total	17,095,400	Total	14,844,800	Total	14,844,800

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

ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	B
CI23		HYAN

NOTES	
--THE RESORT & CONFERENCE CTR-- 232 ROOMS	
*(LCF/E = MKT/INC/VAC ADJ)*	

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
SIGN-23-15	09-21-2023	836	Sign	0		100		Replacing the existing halo lit c	04-27-2020	GM	04		FR	Field Review
SIGN-23-15	09-21-2023	836	Sign	0		100		re-facing the internally lit existi	09-19-2018	SR	02		03	Cycl Insp Comp
SIGN-23-15	09-21-2023	836	Sign	0		100		Re-facing the existing internall	07-12-2011	JR	03		16	In Office Review
201104253	09-14-2011	CM	Commercial	88,500	06-30-2012	100	06-30-2012	REPAIR TILE BTH WALL-EST	07-15-2010	DR	22		22	Change of Address
200801819	04-11-2008	OT	Other	55,000	06-30-2009	100	06-30-2009	INSTALL NEW ELEVATOR SH	11-12-2008	JG	03		16	In Office Review
200801604	04-10-2008	RE	Remodel	35,000	06-30-2009	100	06-30-2009	DEMO 1/3 BALLRM CARPRT.	10-01-2008	NF	03		16	In Office Review
200800920	02-27-2008	NR	New Roof	40,000	06-30-2008	100	06-30-2008	REROOF	07-24-2007	JR	03		15	Abatement 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	3000	HOTELS	SPLI	4		8.000	AC 330,000.00	1.00000	C	0.70	CI23	2.500	SITE		0	519,750	4,158,000
1	3000	HOTELS	SPLI	4		30.000	AC 39,600.00	1.00000	R	0.70	CI23	2.500	GOLF COURSE		0	51,975	1,559,300
1	3000	HOTELS	SPLI	4		16.300	AC 39,600.00	1.00000	R	0.70	CI23	2.500	BUFFER/EXCS		0	55,440	903,700
1	3000	HOTELS	SPLI	4		0.240	AC 2,375.00	2.84722	0	1.00	WTLC	0.480	WETLAND		0	3,245.91	800

Total Card Land Units					54.54	AC	Parcel Total Land Area: 54.54					Total Land Value					6,621,800
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	66	Hotel			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	224.00				
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	RCN		17,445,140
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1968
AC Type	05	AC in Model	Effective Year Built		1991
Size Adj Tbl	3000	HOTELS	Depreciation Code		G
Total Rooms	224		Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		22
Bath Split	00	0 Full-0 Half	Functional Obsol		0
Rms/Partitions	03	ABOVE AVERAGE	External Obsol		30
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	03	ABOVE AVERAGE	Condition %		
Ceiling/Wall	08	TYPICAL	Percent Good		48
Common Wall	00	0%	RCNLD		8,373,700
Wall Height	10.00		Dep % Ovr		
1st Floor Use:	3000		Dep Ovr Comment		
Sewer Occupan			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS  
 FUS  
 FBM  
 (2,259 sf)  
 FUS  
 (46,129 sf)  
 BAS  
 FBM  
 (2,629 sf)  
 BAS  
 (41,412 sf)  
 BAS  
 (1,614 sf)  
 BAS  
 (989 sf)  
 UST  
 (224 sf)

THE RESORT & CONFERENCE CENTER @ HYANNIS  
 TWIN BROOKS GOLF COURSE PAR 3 18 HOLES

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
PAV1	PAVING-ASPH	L	325.00	3.00	1985		32		0.00	312,000
GLF1	Par 3 Minimum	L	18	38300.00	1985		32		0.00	220,600
FGPL	Flagpole-25'	L	3	2229.00	2011		84		0.00	5,600
SHD2	Shed w/Elec	L	80	26.00	2011		84		0.00	1,700
FNC1	Fence C.L. 6' Vi	L	278	26.45	2011		84		0.00	6,200
FNG4	GATE - 6' VINY	L	100	24.56	2011		84		0.00	2,100
PATF	Flagstone Pave	L	4,536	30.00	2011		84		0.00	85,600
RFCC	Reinforced Con	L	154	7.25	2011		84		0.00	900
FNC1	Fence C.L. 6' Vi	L	25	26.45	2011		84		0.00	600
FNG4	GATE - 6' VINY	L	100	24.56	2011		84		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	114,032	114,032	114,032	92.98	10,602,387	
FBM	Fin Bsmnt	11,944	23,888	9,555	37.19	888,398	
FUS	Upper Story	67,388	67,388	64,019	88.33	5,952,314	
UST	Utility Enclosure	0	224	22	9.13	2,046	
Ttl Gross Liv / Lease Area		193,364	205,532	187,628		17,445,145	



9.19.2018

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TFG HYANNIS HOSPITALITY LLC C/O TFG HOTELS & RESORTS INC 35 SCUDDER AVENUE					Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
					COMMERC.	3000	10,473,600	10,473,600		
COM LAND	3000	6,621,800	6,621,800							
<b>SUPPLEMENTAL DATA</b>				Total		17,095,400	17,095,400			
HYANNIS MA 02601		Alt Prcl ID Split Zonin RB;DV BID Parcel ResExpt Q #DL 1 LOT 2 & 239/63 #DL 2 GIS ID F_985146_2697677		Plan Ref. 239/63, 499/44 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

**VISION**

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	10,473,600	2022	3000	9,878,200	2021	3000	8,135,300
									3000	6,621,800		3000	4,966,600		3000	4,966,600
															3000	1,742,900
								Total		17,095,400	Total		14,844,800	Total		14,844,800

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 8,373,700			
									Appraised Xf (B) Value (Bldg) 357,000			
									Appraised Ob (B) Value (Bldg) 1,742,900			
									Appraised Land Value (Bldg) 6,621,800			
									Special Land Value 0			
									Total Appraised Parcel Value 17,095,400			
									Valuation Method C			
									Total Appraised Parcel Value 17,095,400			

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	
Total Card Land Units						Parcel Total Land Area:						Total Land Value					6,621,800

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style	66	Hotel								
Model	94	Commercial								
Grade	C	Average								
Stories	2									
Occupancy	224.00									
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	05	AC in Model								
Size Adj Tbl	3000	HOTELS								
Total Rooms	224									
Bedrooms	00									
Full Bathrooms	0									
Bath Split	00	0 Full-0 Half								
Rms/Partitions	03	ABOVE AVERAGE								
Heat/AC	01	HEAT/AC PKGS								
Frame Type	02	WOOD FRAME								
Baths/Plumbing	03	ABOVE AVERAGE								
Ceiling/Wall	08	TYPICAL								
Common Wall	00	0%								
Wall Height	10.00									
1st Floor Use:	3000									
Sewer Occupan										
<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
SPL5	Swim Pool Encl	L	7,840	86.62	2011		84	C	1.00	570,400
SPL7	Indoor Pool	L	1,560	70.00	2011		84	C	1.00	91,700
JCZ1	Jacuzzi Outside	L	1	9822.00	2011		84		0.00	8,300
SPL3	Pool Gunite	L	1,400	75.00	2011		84	C	1.00	80,700
SHD2	Shed w/Elec	L	110	26.00	1985		32		0.00	900
LDWL	Load well w/pav	L	1,216	17.23	2018		98		0.00	20,500
CNPF	Canopy-free sta	L	561	11.92	2018		98		0.00	6,600
CNPF	Canopy-free sta	L	4,536	11.92	2018		98		0.00	53,000
UTIL	UTIL BLDG- Lo	L	1,764	16.43	2018		98	C	1.00	28,400
ITLS	Walkwv Lights	L	7	107.56	2018		98		0.00	700
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										



CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	66	Hotel									
Model	94	Commercial									
Grade	C	Average									
Stories	2										
Occupancy	224.00					<b>MIXED USE</b>					
Exterior Wall 1	25	Vinyl Siding				Code	Description			Percentage	
Exterior Wall 2	19	Brick Veneer									
Roof Structure	03	Gable/Hip									
Roof Cover	03	Asph/F Gls/Cmp				<b>COST / MARKET VALUATION</b>					
Interior Wall 1	05	Drywall									
Interior Wall 2						RCN					
Interior Floor 1	14	Carpet									
Interior Floor 2	11	Ceram Clay Til									
Heating Fuel	03	Gas				Year Built					
Heating Type	04	Hot Air				Effective Year Built					
AC Type	05	AC in Model				Depreciation Code					
Size Adj Tbl	3000	HOTELS				Remodel Rating					
Total Rooms	224					Year Remodeled					
Bedrooms	00					Depreciation %					
Full Bathrooms	0					Functional Obsol					
Bath Split	00	0 Full-0 Half				External Obsol					
Rms/Partitions	03	ABOVE AVERAGE				Trend Factor					
Heat/AC	01	HEAT/AC PKGS				Condition					
Frame Type	02	WOOD FRAME				Condition %					
Baths/Plumbing	03	ABOVE AVERAGE				Percent Good					
Ceiling/Wall	08	TYPICAL				RCNLD					
Common Wall	00	0%				Dep % Ovr					
Wall Height	10.00					Dep Ovr Comment					
1st Floor Use:	3000					Misc Imp Ovr					
Sewer Occupan						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	
SGN3	DBL SIDED W/I	L	60	199.92	2018		98		0.00	11,800	
SGN3	DBL SIDED W/I	L	36	199.92	2018		98		0.00	7,100	
GEN1	Large Generato	L	2	29300.00	2018		98		0.00	57,400	
LP10	Light Pole per L	L	312	108.16	2018		98		0.00	33,100	
PATF	Flagstone Pave	L	5,600	30.00	2018		98		0.00	119,300	
WDC	Wood Decking	L	884	20.00	2018		98		0.00	15,600	
SPR1	SPRINKLERS-	B	181,42	4.10	1992		48		0.00	357,000	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											