

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
867 HYANNIS HOLDINGS LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
867 IYANNOUGH ROAD								COMMERC.	3000	1,917,500	1,917,500	
HYANNIS MA 02601								COM LAND	3000	2,186,300	2,186,300	
SUPPLEMENTAL DATA												<b>VISION</b>
Alt Prcl ID						Plan Ref. 210/95						
Split Zonin HB;B						Land Ct#						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1						PP STATU						
#DL 2												
GIS ID F_984346_2706965						Assoc Pid#						
									Total	4,103,800	4,103,800	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
867 HYANNIS HOLDINGS LLC							34262	079	07-01-2021	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
K HYANNIS HOSPITALITY LLC							27005	0246	12-31-2012	U	I	6,000,000	1	2023	3000	3,109,830	2022	3000	3,383,486	2021	3000	2,982,200	
RSA REALTY INC							7160	0341	05-15-1990	U	I	100	B		3000	2,186,300		3000	1,639,700		3000	1,639,700	
AGNELLO, ROBERT S							5342	0097	10-15-1986	U	I	450,000	B								3000	395,400	
KOALA INNS INC							2294	0203	02-02-1976	U		0											
									Total		5,296,130		Total		5,023,186	Total		5,017,300	Total		5,017,300		

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)						1,377,000	
CI25						HYAN		Appraised Xf (B) Value (Bldg)						145,100	
								Appraised Ob (B) Value (Bldg)						395,400	
								Appraised Land Value (Bldg)						2,186,300	
								Special Land Value						0	
								Total Appraised Parcel Value						4,103,800	
								Valuation Method						C	
								Total Appraised Parcel Value						4,103,800	

NOTES												VISIT / CHANGE HISTORY					
--FAIRFIELD INN & SUITES--												Date	Id	Type	Is	Cd	Purpost/Result
												07-06-2021	TR	03	0	16	In Office Review
												04-27-2020	GM	04		FR	Field Review
												10-15-2019	EO	03		16	In Office Review
												11-02-2018	EO	03		16	In Office Review
												01-29-2018	MD	22		22	Change of Address
												06-27-2017	JR	03		16	In Office Review
												10-04-2016	NF	03		16	In Office Review

BUILDING PERMIT RECORD												LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
SIGN-22-15	12-08-2022	836	Sign	0		100		Install new faces, 4&#39;10&q	07-06-2021	TR	03	0	16	In Office Review			
SIGN-22-15	12-08-2022	836	Sign	0		100		install one set of channel letter	04-27-2020	GM	04		FR	Field Review			
18-411	03-01-2018	803	Addn Alt-Comm	27,978		100	06-30-2018	Provide and install all work per	10-15-2019	EO	03		16	In Office Review			
18-463	02-16-2018	890		4,000		100	06-30-2018	Insulation: Guest Rooms #206,	11-02-2018	EO	03		16	In Office Review			
17-685	03-16-2017	881	Alt-Int work-Co	100,000	06-30-2017	100	06-30-2017	to replace water damaged gyp	01-29-2018	MD	22		22	Change of Address			
17-613	03-14-2017	881	Alt-Int work-Co	7,500	06-30-2017	100	06-30-2017	REMOVE WET CEILING TILE	06-27-2017	JR	03		16	In Office Review			
201505006	08-06-2015	SG	Sign	0	06-30-2016	100	06-30-2016	FREE STANDING SIGN FOR	10-04-2016	NF	03		16	In Office Review			

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		2.650	AC	330,000.00	1.00000	C	1.00	CI23	2.500	ALL SITE	0	825,000	2,186,300
Total Card Land Units						2.65	AC	Parcel Total Land Area: 2.65						Total Land Value		2,186,300	

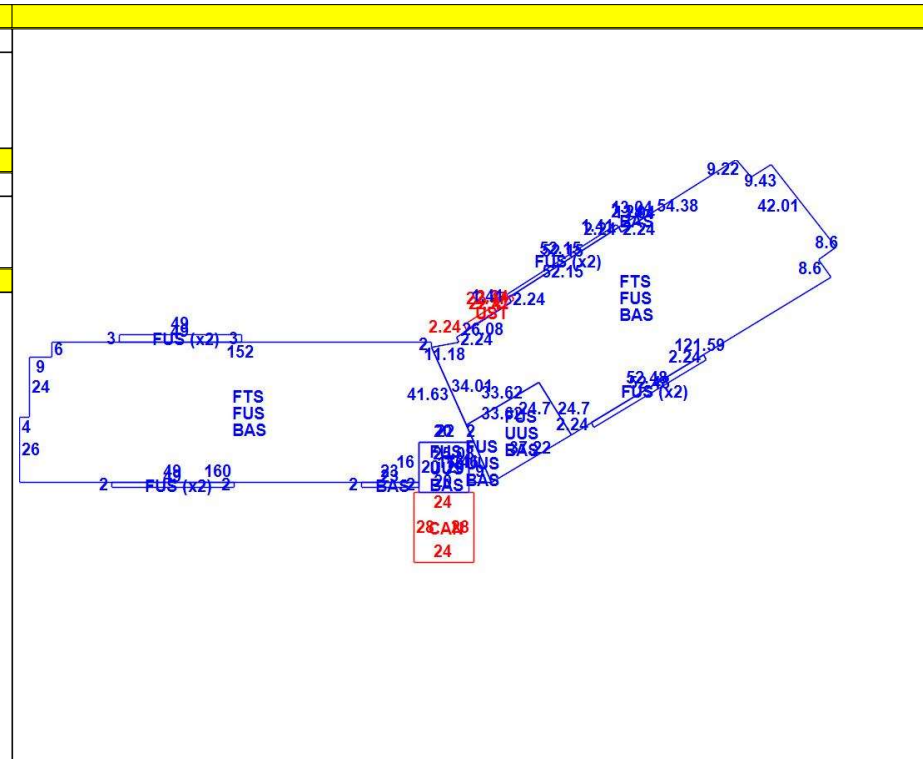
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	66	Hotel			
Model	94	Commercial			
Grade	C	Average			
Stories	3				
Occupancy	125.00				
Exterior Wall 1	30	Cement Siding			
Exterior Wall 2	21	Stone/Masonry			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		5,100,056
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		2015
AC Type	05	AC in Model	Effective Year Built		2015
Size Adj Tbl	3000	HOTELS	Depreciation Code		G
Total Rooms	135		Remodel Rating		
Bedrooms	125		Year Remodeled		
Full Bathrooms	125		Depreciation %		3
Bath Split	02	0 Full-2 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	05	STEEL	Condition		TI
Baths/Plumbing	02	AVERAGE	Condition %		70
Ceiling/Wall	06	CEIL & WALLS	Percent Good		27
Common Wall	00	0%	RCNLD		1,377,000
Wall Height	10.00		Dep % Ovr		
1st Floor Use:	3010		Dep Ovr Comment		
Sewer Occupan			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
PAV1	PAVING-ASPH	L	75,900	3.00	2016		94		0.00	214,000
PAV2	PAVING-CONC	L	1,035	6.00	2016		94		0.00	5,800
FNC1	Fence C.L. 6' Vi	L	354	26.45	2016		94		0.00	8,800
FNP3	FENCE VINYL	L	30	27.05	2016		94	C	1.00	800
FNG1	Gate 4'hx3'w	L	1	301.53	2016		94	C	1.00	300
RFCC	Reinforced Con	L	48	7.25	2016		94		0.00	300
SPL7	Indoor Pool	L	384	70.00	2016		94	C	1.00	25,300
FGPL	Flagpole-25'	L	3	2229.00	2016		94		0.00	6,300
LTHL	Halide Light Flx	L	22	1495.00	2016		94		0.00	30,900
LP24	Light Pole-24'	L	18	2596.00	2016		94		0.00	43,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	19,216	19,216	19,216	90.52	1,739,363
CAN	Canopy	0	672	67	9.02	6,065
FTS	Finished Third Story	17,775	17,775	16,886	85.99	1,528,460
FUS	Upper Story	20,009	20,009	19,009	85.99	1,720,626
UST	Utility Enclosure	0	50	5	9.05	453
UUS	Upper Story, Unfinished	0	1,366	1,161	76.93	105,090
Ttl Gross Liv / Lease Area		57,000	59,088	56,344		5,100,057



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
867 HYANNIS HOLDINGS LLC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
867 IYANNOUGH ROAD						COMMERC.	3000	1,917,500	1,917,500	
HYANNIS MA 02601						COM LAND	3000	2,186,300	2,186,300	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin HB;B BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_984346_2706965				Plan Ref. 210/95 Land Ct# #SR Life Estate PP STATU Assoc Pid#				4,103,800	4,103,800	

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	3,109,830	2022	3000	3,383,486	2021	3000	2,982,200
									3000	2,186,300		3000	1,639,700		3000	1,639,700
															3000	395,400
								Total		5,296,130	Total		5,023,186	Total		5,017,300

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									APPRAISED VALUE SUMMARY									
							Appraised Bldg. Value (Card)				1,377,000							
							Appraised Xf (B) Value (Bldg)				145,100							
							Appraised Ob (B) Value (Bldg)				395,400							
							Appraised Land Value (Bldg)				2,186,300							
							Special Land Value				0							
							Total Appraised Parcel Value				4,103,800							
							Valuation Method				C							
							Total Appraised Parcel Value				4,103,800							

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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
Total Card Land Units						Parcel Total Land Area:						Total Land Value					2,186,300

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style	66	Hotel								
Model	94	Commercial								
Grade	C	Average								
Stories	3									
Occupancy	125.00									
Exterior Wall 1	30	Cement Siding								
Exterior Wall 2	21	Stone/Masonry								
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	05	Vinyl/Asphalt								
Heating Fuel	03	Gas								
Heating Type	04	Hot Air								
AC Type	05	AC in Model								
Size Adj Tbl	3000	HOTELS								
Total Rooms	135									
Bedrooms	125									
Full Bathrooms	125									
Bath Split	02	0 Full-2 Half								
Rms/Partitions	02	AVERAGE								
Heat/AC	01	HEAT/AC PKGS								
Frame Type	05	STEEL								
Baths/Plumbing	02	AVERAGE								
Ceiling/Wall	06	CEIL & WALLS								
Common Wall	00	0%								
Wall Height	10.00									
1st Floor Use:	3010									
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
SGN3	DBL SIDED W/I	L	40	199.92	2016		94		0.00	7,500
FNP3	FENCE VINYL	L	47	27.05	2016		94	C	1.00	1,200
RFCC	Reinforced Con	L	202	7.25	2016		94		0.00	1,400
FNG1	Gate 4'hx3'w	L	1	301.53	2016		94	C	1.00	300
FNC2	Fence-6' Wd	L	68	27.85	2016		94		0.00	1,800
FNG8	Fence Gate-6'	L	128	16.67	2016		94		0.00	2,000
RFCC	Reinforced Con	L	544	7.25	2016		94		0.00	3,700
RFCC	Reinforced Con	L	112	7.25	2016		94		0.00	800
RFCC	Reinforced Con	L	64	7.25	2016		94		0.00	400
FNC2	Fence-6' Wd	L	42	27.85	2016		94		0.00	1,100
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
867 HYANNIS HOLDINGS LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
867 IYANNOUGH ROAD								COMMERC.	3000	1,917,500	1,917,500	
HYANNIS MA 02601								COM LAND	3000	2,186,300	2,186,300	
SUPPLEMENTAL DATA												
Alt Prcl ID						Plan Ref. 210/95						
Split Zonin HB;B						Land Ct#						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1						PP STATU						
#DL 2												
GIS ID F_984346_2706965						Assoc Pid#						
									Total	4,103,800	4,103,800	

**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	3,109,830	2022	3000	3,383,486	2021	3000	2,982,200	
														3000	2,186,300		3000	1,639,700		3000	1,639,700	
																						395,400
													Total	5,296,130	Total	5,023,186	Total		5,017,300			

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									APPRAISED VALUE SUMMARY								
												Appraised Bldg. Value (Card)						1,377,000		
												Appraised Xf (B) Value (Bldg)						145,100		
												Appraised Ob (B) Value (Bldg)						395,400		
												Appraised Land Value (Bldg)						2,186,300		
												Special Land Value						0		
												Total Appraised Parcel Value						4,103,800		
												Valuation Method						C		
												Total Appraised Parcel Value						4,103,800		

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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
Total Card Land Units						Parcel Total Land Area:						Total Land Value					2,186,300

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	66	Hotel									
Model	94	Commercial									
Grade	C	Average									
Stories	3										
Occupancy	125.00					<b>MIXED USE</b>					
Exterior Wall 1	30	Cement Siding				Code	Description			Percentage	
Exterior Wall 2	21	Stone/Masonry									
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											
Interior Floor 1	14	Carpet				RCN					
Interior Floor 2	05	Vinyl/Asphalt									
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	135					Year Remodeled					
Bedrooms	125					Depreciation %					
Full Bathrooms	125					Functional Obsol					
Bath Split	02	0 Full-2 Half				External Obsol					
Rms/Partitions	02	AVERAGE				Trend Factor					
Heat/AC	01	HEAT/AC PKGS				Condition					
Frame Type	05	STEEL				Condition %					
Baths/Plumbing	02	AVERAGE				Percent Good					
Ceiling/Wall	06	CEIL & WALLS				RCNLD					
Common Wall	00	0%				Dep % Ovr					
Wall Height	10.00					Dep Ovr Comment					
1st Floor Use:	3010					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	
FNG8	Fence Gate-6'	L	36	16.67	2016		94		0.00	600	
FNP3	FENCE VINYL	L	34	27.05	2016		94	C	1.00	900	
RFCC	Reinforced Con	L	88	7.25	2016		94		0.00	600	
FNG1	Gate 4'x3'w	L	1	301.53	2016		94	C	1.00	300	
CCCB	Concrete Curb	L	3,086	12.49	2016		94		0.00	36,200	
PKBR	Parking Bumper	L	5	52.17	2016		94		0.00	200	
ELV2	Elevator-Hotel 2	B	1	61667.00	2017		27		0.00	16,700	
ELV2	Elevator-Hotel 2	B	1	61667.00	2017		27		0.00	16,700	
ELVS	Elevator-Comm	B	3	30000.00	2017		27		0.00	24,300	
ELVS	Elevator-Comm	B	3	30000.00	2017		27		0.00	24,300	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>									
867 HYANNIS HOLDINGS LLC  867 IYANNOUGH ROAD  HYANNIS MA 02601						Description	Code	Appraised	Assessed										
						COMMERC.	3000	1,917,500	1,917,500										
		COM LAND	3000	2,186,300	2,186,300														
SUPPLEMENTAL DATA						Total		4,103,800	4,103,800										
Alt Prcl ID		Split Zonin HB;B		Plan Ref. 210/95															
BID Parcel		ResExpt Q		Land Ct#															
#DL 1		#DL 2		#SR															
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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	3,109,830	2022	3000	3,383,486	2021	3000	2,982,200	
											3000	2,186,300		3000	1,639,700		3000	1,639,700	
																	3000	395,400	
										Total		5,296,130	Total		5,023,186	Total		5,017,300	
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Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				1,377,000					
CI25								HYAN		Appraised Xf (B) Value (Bldg)				145,100					
										Appraised Ob (B) Value (Bldg)				395,400					
										Appraised Land Value (Bldg)				2,186,300					
										Special Land Value				0					
										Total Appraised Parcel Value				4,103,800					
										Valuation Method				C					
										Total Appraised Parcel Value				4,103,800					
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CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
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Model	94	Commercial									
Grade	C	Average									
Stories	3										
Occupancy	125.00					<b>MIXED USE</b>					
Exterior Wall 1	30	Cement Siding				Code	Description			Percentage	
Exterior Wall 2	21	Stone/Masonry									
Roof Structure	03	Gable/Hip									
Roof Cover	03	Asph/F Gls/Cmp				<b>COST / MARKET VALUATION</b>					
Interior Wall 1	05	Drywall				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					
Interior Wall 2											
Interior Floor 1	14	Carpet									
Interior Floor 2	05	Vinyl/Asphalt									
Heating Fuel	03	Gas									
Heating Type	04	Hot Air									
AC Type	05	AC in Model									
Size Adj Tbl	3000	HOTELS									
Total Rooms	135										
Bedrooms	125										
Full Bathrooms	125										
Bath Split	02	0 Full-2 Half									
Rms/Partitions	02	AVERAGE									
Heat/AC	01	HEAT/AC PKGS									
Frame Type	05	STEEL									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	06	CEIL & WALLS									
Common Wall	00	0%									
Wall Height	10.00										
1st Floor Use:	3010										
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	
SPR1	SPRINKLERS-	B	57,000	4.10	2017		27		0.00	63,100	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											