

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VP KRUPA LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
622 MAIN STREET								COMMERC.	3010	7,464,900	7,464,900	
HYANNIS MA 02601								COM LAND	3010	1,150,700	1,150,700	VISION
				SUPPLEMENTAL DATA				Total 8,615,600 8,615,600				
				Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 LOT 1,2, #DL 2 & 3 GIS ID F_986184_2699540				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)									
VP KRUPA LLC				C2161	0	05-08-2018	U	I	6,100,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OCEAN HOSPITALITY GRP LLC				C187	0	10-07-2008	Q	I	5,210,000	00	2023	3010	7,475,800	2022	3010	5,504,700	2021	3010	5,910,800
RITTEL, ARTHUR D TR				C102	0	07-15-1985	Q	I	2,735,000	00		3010	1,150,700		3010	958,900		3010	958,900
CHARLES MOTOR LODGE INC				C556	0	08-01-1972	U		0	1								3010	129,500
CHARLES MOTOR LODGE INC				1697	0229	08-01-1972	U	V	0		Total		8,626,500	Total		6,463,600	Total		6,999,200

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI11			HYAN

NOTES			
--HYANNIS PLAZA HOTEL--			
44 RMS THIS BLDG			
151 TOTAL RMS			

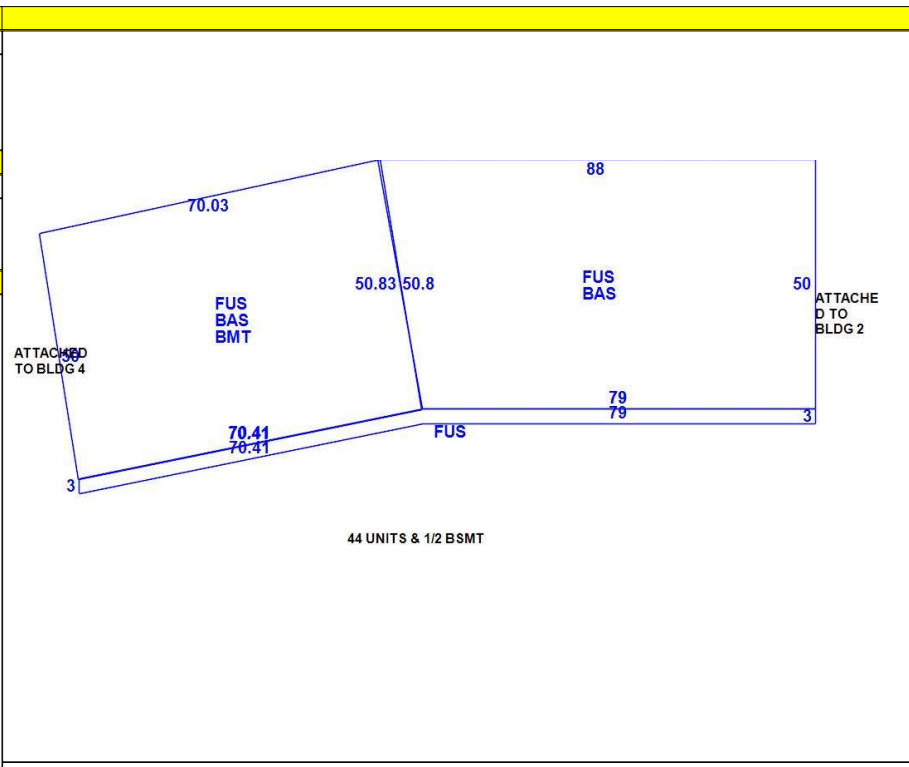
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
SIGN-23-76	05-30-2023	836	Sign	0		100		The sign is a sturdy sign made	04-27-2020	GM	04		FR	Field Review
20-2041	08-09-2020	888		10,000	06-30-2021	100	06-30-2021	replace commercial kitchen ho	08-15-2017	SR	02		03	Cycl Insp Comp
20-1581	07-17-2020	836	Sign	0	06-30-2021	100	06-30-2021	44 sq ft roof sign for Karrbba	06-14-2011	JR	02		03	Cycl Insp Comp
20-367	07-16-2020	881	Alt-Int work-Co	0	06-30-2021	100	06-30-2021	TENANT FIT OUT NO CONST	10-17-2008	NF	03		16	In Office Review
19-2014	09-11-2019	881	Alt-Int work-Co	15,000	06-30-2020	100	06-30-2020	RENOVATE INTERIOR SPAC	02-08-2002	GB	02		02	Bldg Permit Completed
19-2853	09-05-2019	835	Sid/Wind/Roof/	6,000	06-30-2020	100	06-30-2020	re-roof & replace 2 windows -						
19-566	03-12-2019	830	Pool - Inground	0	06-30-2019	100	06-30-2019	Raising swimming pool from fr						

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	3010	MOTELS M94	DMS	4		3.170	AC	330,000.00	1.00000	C	1.00	CI11	1.100		0	363,000	1,150,700
Total Card Land Units						3.17	AC	Parcel Total Land Area: 3.17						Total Land Value		1,150,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	66	Hotel			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	44.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	18	Slate			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	05	AC in Model			
Size Adj Tbl	3010	MOTELS M94			
Total Rooms					
Bedrooms	01				
Full Bathrooms	0				
Bath Split	00	0 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	10.00				
1st Floor Use:	3010				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3010	MOTELS M94	100
		0
		0

COST / MARKET VALUATION	
RCN	1,707,619
Year Built	1960
Effective Year Built	1978
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	32
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	68
RCNLD	1,161,200
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 Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SPL1	Pool-Concrete	L	1,250	100.00	1985		32	00	1.00	35,300
PAV1	PAVING-ASPH	L	60,000	3.00	1985		32		0.00	57,600
SGN3	DBL SIDED W/I	L	36	199.92	2000		62		0.00	4,500
LP10	Light Pole per L	L	42	108.16	2017		96		0.00	4,400
RFCC	Reinforced Con	L	370	7.25	2017		96		0.00	2,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,711	7,711	7,711	105.64	814,565	
BMT	Basement Area	0	3,536	707	21.12	74,685	
FUS	Upper Story	8,155	8,155	7,747	100.35	818,368	
Ttl Gross Liv / Lease Area		15,866	19,402	16,165		1,707,618	

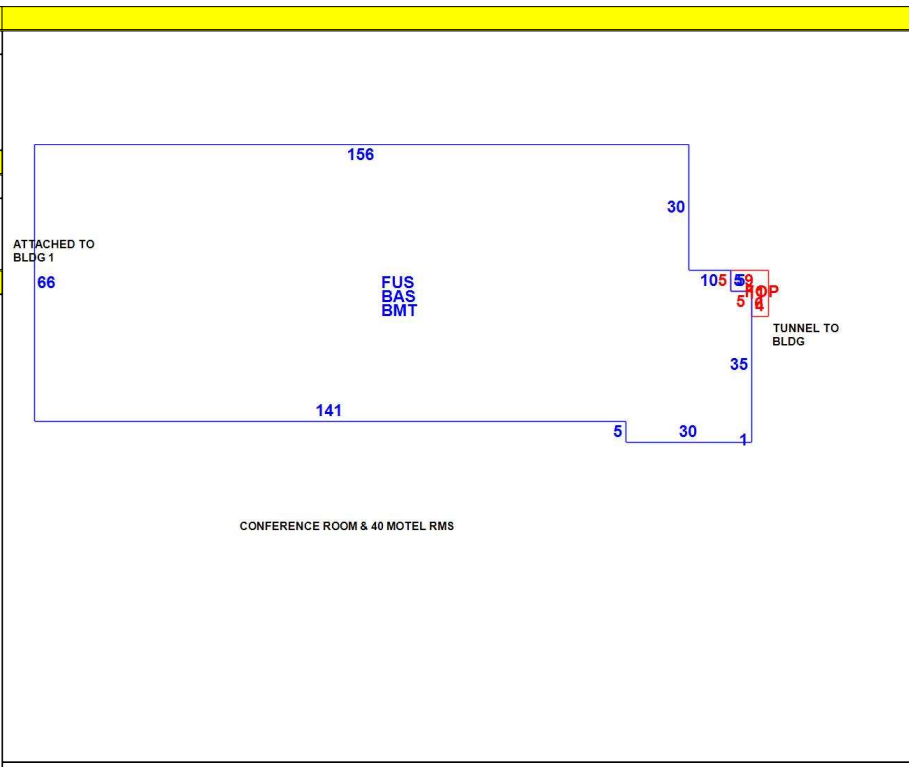


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION						
VP KRUPA LLC						Description	Code	Appraised	Assessed							
622 MAIN STREET		SUPPLEMENTAL DATA				COMMERC.	3010	7,464,900	7,464,900							
HYANNIS MA 02601		Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 LOT 1,2, #DL 2 & 3 GIS ID F_986184_2699540				COM LAND	3010	1,150,700	1,150,700							
						Total		8,615,600	8,615,600							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VP KRUPA LLC		C2161 0	05-08-2018	U	I	6,100,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OCEAN HOSPITALITY GRP LLC		C187 0	10-07-2008	Q	I	5,210,000	00	2023	3010	7,475,800	2022	3010	5,504,700	2021	3010	5,910,800
RITTEL, ARTHUR D TR		C102 0	07-15-1985	Q	I	2,735,000	00		3010	1,150,700		3010	958,900		3010	958,900
CHARLES MOTOR LODGE INC		C556 0	08-01-1972	U		0	1			0			0		3010	129,500
CHARLES MOTOR LODGE INC		1697 0229	08-01-1972	U	V	0		Total		8,626,500	Total		6,463,600	Total		6,999,200
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
CI11								HYAN								
NOTES																
40 RMS & CONFERENCE CTR																
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	DMS	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: 3.17				Total Land Value				1,150,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	39	Motel			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	40.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	17	Stucco/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					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	05	AC in Model			
Size Adj Tbl	3010	MOTELS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 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		0%			
Wall Height	10.00				
1st Floor Use:	3010				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3010	MOTELS M94	100
		0
		0

COST / MARKET VALUATION	
RCN	2,991,214
Year Built	1985
Effective Year Built	1984
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	2,183,600
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

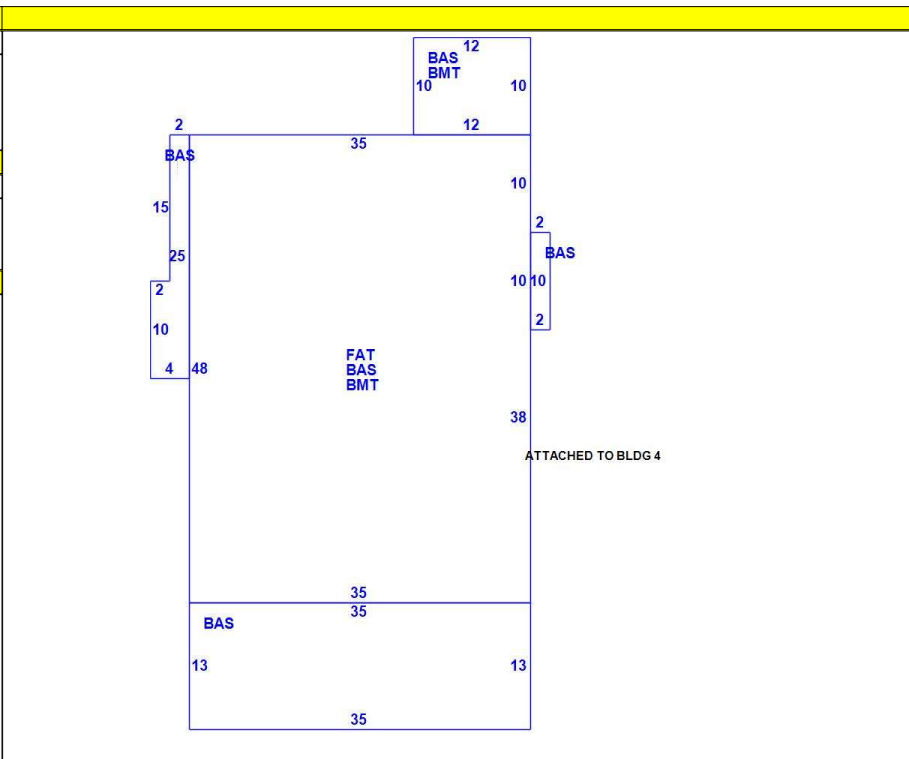
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	10,961	10,961	10,961	126.88	1,390,681	
BMT	Basement Area	0	10,961	2,192	25.37	278,111	
FOP	Open Porch	0	69	10	18.39	1,269	
FUS	Upper Story	10,961	10,961	10,413	120.53	1,321,154	
Ttl Gross Liv / Lease Area		21,922	32,952	23,576		2,991,215	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION						
VP KRUPA LLC						Description	Code	Appraised	Assessed							
622 MAIN STREET						COMMERC.	3010	7,464,900	7,464,900							
HYANNIS MA 02601						COM LAND	3010	1,150,700	1,150,700							
SUPPLEMENTAL DATA																
Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 LOT 1,2, #DL 2 & 3 GIS ID F_986184_2699540				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#												
						Total		8,615,600	8,615,600							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VP KRUPA LLC		C2161 0	05-08-2018	U	I	6,100,000	1	Year	Code	Assessed	Year	Code	Assessed			
OCEAN HOSPITALITY GRP LLC		C187 0	10-07-2008	Q	I	5,210,000	00	2023	3010	7,475,800	2022	3010	5,504,700			
RITTEL, ARTHUR D TR		C102 0	07-15-1985	Q	I	2,735,000	00		3010	1,150,700		3010	958,900			
CHARLES MOTOR LODGE INC		C556 0	08-01-1972	U		0	1			0		3010	129,500			
CHARLES MOTOR LODGE INC		1697 0229	08-01-1972	U	V	0				0						
						Total		8,626,500		Total		6,463,600	Total	6,999,200		
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												
CI11				HYAN												
NOTES						Appraised Bldg. Value (Card) 7,344,000										
-MAGICAL THERAPIST						Appraised Xf (B) Value (Bldg) 9,300										
-DISCOVERY INS.						Appraised Ob (B) Value (Bldg) 111,600										
						Appraised Land Value (Bldg) 1,150,700										
						Special Land Value 0										
						Total Appraised Parcel Value 8,615,600										
						Valuation Method C										
						Total Appraised Parcel Value 8,615,600										
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	DMS	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: 3.17						Total Land Value 1,150,700		

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
Style	88	Office/Retail							
Model	94	Commercial							
Grade	C-	Average Minus							
Stories	1.4								
Occupancy	2.00								
Exterior Wall 1	13	T111 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	RCN		393,935				
Interior Floor 2									
Heating Fuel	02	Oil	Year Built		1940				
Heating Type	05	Hot Water	Effective Year Built		1974				
AC Type	01	None	Depreciation Code		F				
Size Adj Tbl	3250	OFFC/RETAIL M94	Remodel Rating						
Total Rooms			Year Remodeled						
Bedrooms	00		Depreciation %		35				
Full Bathrooms	0		Functional Obsol		0				
Bath Split	00	0 Full-0 Half	External Obsol		0				
Rms/Partitions	02	AVERAGE	Trend Factor		1				
Heat/AC	03	HEAT ONLY	Condition						
Frame Type	02	WOOD FRAME	Condition %						
Baths/Plumbing	02	AVERAGE	Percent Good		65				
Ceiling/Wall	06	CEIL & WALLS	RCNLD		256,100				
Common Wall	00	0%	Dep % Ovr						
Wall Height	12.00		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						

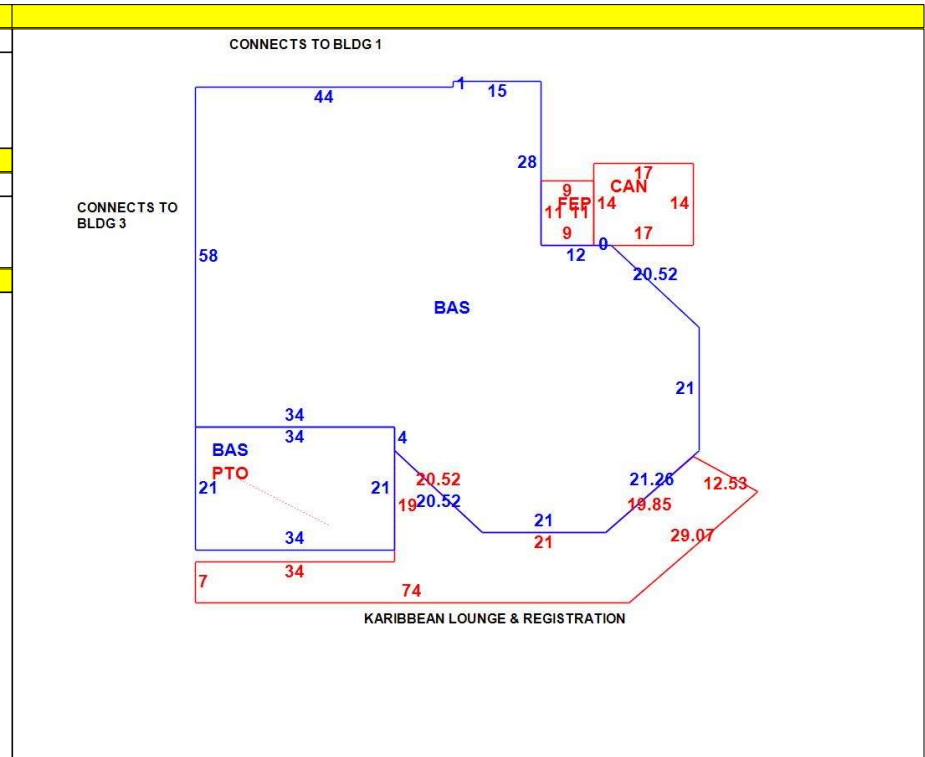
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,345	2,345	2,345	111.12	260,586	
BMT	Basement Area	0	1,800	360	22.22	40,005	
FAT	Attic, Finished	840	1,680	840	55.56	93,344	
Ttl Gross Liv / Lease Area		3,185	5,825	3,545		393,935	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION									
VP KRUPA LLC						Description	Code	Appraised	Assessed										
622 MAIN STREET						COMMERC.	3010	7,464,900	7,464,900										
HYANNIS MA 02601						COM LAND	3010	1,150,700	1,150,700										
SUPPLEMENTAL DATA						Total		8,615,600	8,615,600										
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#													
BID Parcel YES		ResExpt Q		#SR		Life Estate		PP STATU											
#DL 1 LOT 1,2,		#DL 2 & 3		Assoc Pid#															
GIS ID F_986184_2699540																			
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
VP KRUPA LLC			C2161 0	05-08-2018	U	I	6,100,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
OCEAN HOSPITALITY GRP LLC			C187 0	10-07-2008	Q	I	5,210,000	00	2023	3010	7,475,800	2022	3010	5,504,700	2021	3010	5,910,800		
RITTEL, ARTHUR D TR			C102 0	07-15-1985	Q	I	2,735,000	00		3010	1,150,700		3010	958,900		3010	958,900		
CHARLES MOTOR LODGE INC			C556 0	08-01-1972	U		0	1			0			0		3010	129,500		
CHARLES MOTOR LODGE INC			1697 0229	08-01-1972	U	V	0				0								
Total										8,626,500		Total		6,463,600		Total		6,999,200	
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)				7,344,000					
CI11								HYAN		Appraised Xf (B) Value (Bldg)				9,300					
										Appraised Ob (B) Value (Bldg)				111,600					
										Appraised Land Value (Bldg)				1,150,700					
										Special Land Value				0					
										Total Appraised Parcel Value				8,615,600					
										Valuation Method				C					
										Total Appraised Parcel Value				8,615,600					
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	DMS	4		0 SF	0.00	1.00000	0	1.00		1.000			0	0			
Total Card Land Units						0.00	AC	Parcel Total Land Area: 3.17						Total Land Value			1,150,700		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	30	Restaurant									
Model	94	Commercial									
Grade	C	Average									
Stories	1										
Occupancy	2.00										
Exterior Wall 1	20	Brick/Masonry									
Exterior Wall 2	16	Stucco on Wood									
Roof Structure	10	Steel Frm/Trus									
Roof Cover	13	Elastomeric									
Interior Wall 1	05	Drywall									
Interior Wall 2											
Interior Floor 1	14	Carpet									
Interior Floor 2	15	Quarry Tile									
Heating Fuel	03	Gas									
Heating Type	04	Hot Air									
AC Type	03	Central									
Size Adj Tbl	3260	REST/CLUBS M94									
Total Rooms	3										
Bedrooms	0										
Full Bathrooms	2										
Bath Split	02	0 Full-2 Half									
Rms/Partitions	02	AVERAGE									
Heat/AC	02	HEAT/AC SPLIT									
Frame Type	02	WOOD FRAME									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	06	CEIL & WALLS									
Common Wall	00	0%									
Wall Height	10.00										
1st Floor Use:											
Sewer Occupan											
MIXED USE						Code	Description			Percentage	
						3010	MOTELS M94			100	
										0	
										0	
COST / MARKET VALUATION											
						RCN	1,084,469				
						Year Built	1964				
						Effective Year Built	1978				
						Depreciation Code	F				
						Remodel Rating					
						Year Remodeled					
						Depreciation %	32				
						Functional Obsol					
						External Obsol					
						Trend Factor	1				
						Condition					
						Condition %					
						Percent Good	68				
						RCNLD	737,400				
						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
UST	Utility Storage-a	B	544	17.11	1986		100		0.00	9,300
FNC2	Fence-6' W/d	L	154	27.85	2017		96		0.00	4,100
FNC6	Gate, Fence 6' -	L	2	1594.00	2017		96		0.00	3,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,602	5,602	5,602	189.76	1,063,027	
CAN	Canopy	0	238	24	19.14	4,554	
FEP	Enclosed Porch	0	99	35	67.09	6,642	
PTO	Patio	0	1,086	54	9.44	10,247	
Ttl Gross Liv / Lease Area		5,602	7,025	5,715		1,084,470	

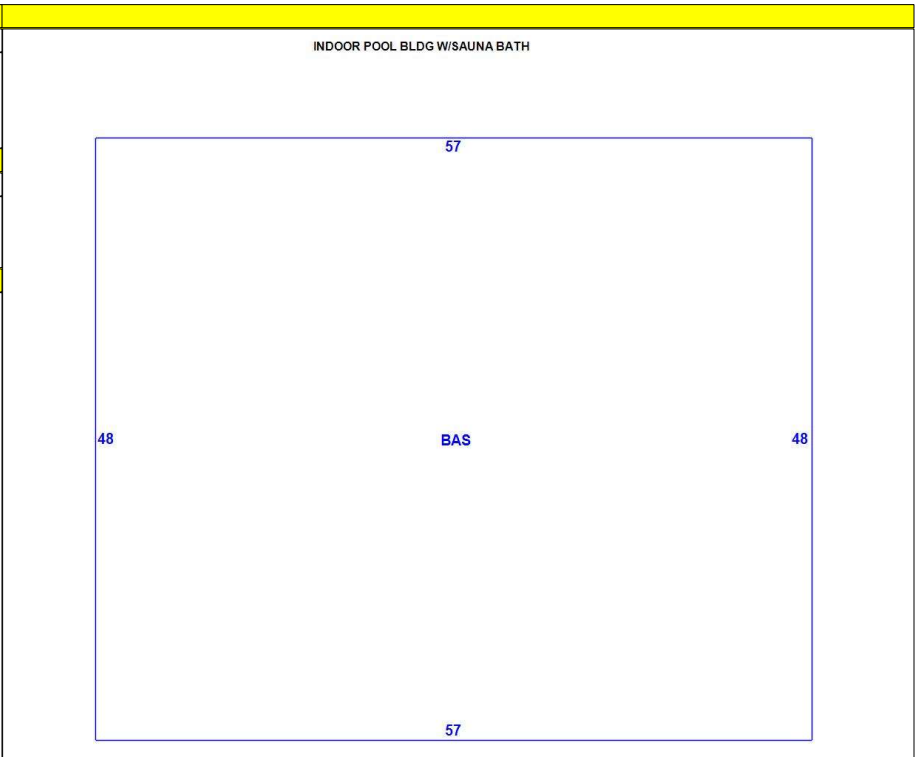
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION									
VP KRUPA LLC 622 MAIN STREET HYANNIS MA 02601						Description	Code	Appraised	Assessed										
						COMMERC.	3010	7,464,900	7,464,900										
						COM LAND	3010	1,150,700	1,150,700										
						SUPPLEMENTAL DATA				Total		8,615,600	8,615,600						
Alt Prcl ID		Split Zonin		Plan Ref.															
BID Parcel YES		ResExpt Q		Land Ct#															
#DL 1 LOT 1,2,		#DL 2 & 3		#SR															
GIS ID F_986184_2699540				Life Estate															
				PP STATU															
				Assoc Pid#															
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
VP KRUPA LLC				C2161	0	05-08-2018	U	I	6,100,000	1	Year	Code	Assessed	Year	Code	Assessed			
OCEAN HOSPITALITY GRP LLC				C187	0	10-07-2008	Q	I	5,210,000	00	2023	3010	7,475,800	2022	3010	5,504,700			
RITTEL, ARTHUR D TR				C102	0	07-15-1985	Q	I	2,735,000	00		3010	1,150,700		3010	958,900			
CHARLES MOTOR LODGE INC				C556	0	08-01-1972	U		0	1					3010	129,500			
CHARLES MOTOR LODGE INC				1697	0229	08-01-1972	U	V	0	0	Total		8,626,500	Total		6,463,600	Total		6,999,200
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)				7,344,000										
CI11				HYAN	Appraised Xf (B) Value (Bldg)				9,300										
					Appraised Ob (B) Value (Bldg)				111,600										
					Appraised Land Value (Bldg)				1,150,700										
					Special Land Value				0										
					Total Appraised Parcel Value				8,615,600										
					Valuation Method				C										
					Total Appraised Parcel Value				8,615,600										
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					
									08-24-2021	SR	01	6	03	Cycl Insp Comp					
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			
5	3010	MOTELS M94	DMS	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: 3.17						Total Land Value				1,150,700	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
VP KRUPA LLC						Description	Code	Appraised	Assessed								
622 MAIN STREET		SUPPLEMENTAL DATA				COMMERC.	3010	7,464,900	7,464,900								
HYANNIS MA 02601		Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 LOT 1,2, #DL 2 & 3 GIS ID F_986184_2699540				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		COM LAND	3010	1,150,700	1,150,700						
						Total		8,615,600	8,615,600								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
VP KRUPA LLC		C2161	0	05-08-2018	U	I	6,100,000	1	Year	Code	Assessed	Year	Code	Assessed			
OCEAN HOSPITALITY GRP LLC		C187	0	10-07-2008	Q	I	5,210,000	00	2023	3010	7,475,800	2022	3010	5,504,700			
RITTEL, ARTHUR D TR		C102	0	07-15-1985	Q	I	2,735,000	00		3010	1,150,700		3010	958,900			
CHARLES MOTOR LODGE INC		C556	0	08-01-1972	U		0	1			0		3010	129,500			
CHARLES MOTOR LODGE INC		1697	0229	08-01-1972	U	V	0		Total		8,626,500	Total		6,463,600			
										Total				6,999,200			
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									
CI11								HYAN									
NOTES											Appraised Bldg. Value (Card)		7,344,000				
POOL BLDG											Appraised Xf (B) Value (Bldg)		9,300				
											Appraised Ob (B) Value (Bldg)		111,600				
											Appraised Land Value (Bldg)		1,150,700				
											Special Land Value		0				
											Total Appraised Parcel Value		8,615,600				
											Valuation Method		C				
											Total Appraised Parcel Value		8,615,600				
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	
6	3010	MOTELS M94	DMS	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: 3.17						Total Land Value			1,150,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	111	Pool Bldg-CM Block			
Model	94	Commercial			
Grade	D	Below Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	09	Rigid Frm/BJst			
Roof Cover	13	Elastomeric			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	15	Quarry Tile			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3010	MOTELS M94			
Total Rooms	1				
Bedrooms	0				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3010	MOTELS M94	100
		0
		0

COST / MARKET VALUATION		
RCN		238,522
Year Built		1960
Effective Year Built		1971
Depreciation Code		P
Remodel Rating		
Year Remodeled		
Depreciation %		37
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		63
RCNLD		150,300
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	2,736	2,736	2,736	87.18	238,521	
Ttl Gross Liv / Lease Area		2,736	2,736	2,736		238,521	