

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.	3270	618,500	618,500	
MIDDLETOWN RI 02842												
SUPPLEMENTAL DATA												
Alt Prcl ID						Plan Ref.						
Split Zonin						Land Ct#						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 UNITS R1&R2						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_989383_2699183												
Total									618,500	618,500		

VISION

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	
HYANNIS HARBORVIEW HOTEL LP								11099	0020	12-04-1997	U	I	10	1B	2023	3270	618,500	2022	3270	581,100	2021	3270	574,900	
HYANNIS MA HOTEL LTD PRTSHP								8356	0287	12-15-1992	U	I	3,571,497	N									6,200	
EVERGREEN HOLDING CO, INC								7554	0178	05-31-1991	U	I	100	B										
HCD RESORT ENTERPRISES INC								6682	0345	03-31-1989	U	I	6,025,000	N										
Total									618,500	Total	581,100	Total	581,100											

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			
0003				HYAN	Appraised Bldg. Value (Card)	541,300	
					Appraised Xf (B) Value (Bldg)	71,000	
					Appraised Ob (B) Value (Bldg)	6,200	
					Appraised Land Value (Bldg)	0	
					Special Land Value	0	
					Total Appraised Parcel Value	618,500	
					Valuation Method	C	
					Total Appraised Parcel Value	618,500	

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
BLDC-23-99	05-18-2023	809	Deck	135,000	06-30-2023	100	06-30-2023	Remove existing deck, handrai	09-07-2023	SR	02		03	Cycl Insp Comp
SIGN-21-10	08-05-2021	836	Sign	0	06-30-2022	100	06-30-2022	Refacing the existing sign@ sa	04-29-2020	GM	04		FR	Field Review
EXPC-21-4	06-14-2021	835	Sid/Wind/Roof/	97,500	06-30-2021	100	06-30-2021	Remove roof framing and cov	08-09-2017	SR	02		02	Bldg Permit Completed
18-524	03-12-2018	803	Addn Alt-Comm	17,000	06-30-2018	100	06-30-2018	Remove and Dispose of existi						
18-383	03-08-2018	803	Addn Alt-Comm	80,000	06-30-2018	100	06-30-2018	Pool Deck Expansion With Be						
17-1561	06-13-2017	836	Sign	7,000	06-22-2017	100	06-30-2017	Install One (1) set of halo letter						
17-355	04-04-2017	803	Addn Alt-Comm	40,000	06-22-2017	100	06-30-2017	repairs to room 431remove/rep						

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	3270	RETAIL CONDO	HH	4		0 SF	0.00	1.00000	5	1.00	0003	1.000		0	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	110	Restaurant Condo									
Model	94	Commercial									
Grade	C	Average									
Stories											
Occupancy						MIXED USE					
Exterior Wall 1	14	Wood Shingle				Code	Description			Percentage	
Exterior Wall 2						3270	RETAIL CONDO M94			100	
Roof Structure	03	Gable/Hip								0	
Roof Cover	03	Asph/F Gls/Cmp								0	
Interior Wall 1	05	Drywall				COST / MARKET VALUATION					
Interior Wall 2											
Interior Floor 1	14	Carpet				RCN				702,971	
Interior Floor 2											
Heating Fuel	03	Gas				Year Built				1980	
Heating Type	04	Hot Air				Effective Year Built				1989	
AC Type	03	Central				Depreciation Code				A	
Size Adj Tbl	3270	RETAIL CONDO M94				Remodel Rating					
Total Rooms						Year Remodeled					
Bedrooms	00					Depreciation %				23	
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	01	HEAT/AC PKGS				Condition					
Frame Type	02	WOOD FRAME				Condition %					
Baths/Plumbing	02	AVERAGE				Percent Good				77	
Ceiling/Wall	08	TYPICAL				RCNLD				541,300	
Common Wall	02	10%				Dep % Ovr					
Wall Height	10.00					Dep Ovr Comment					
1st Floor Use:	3270					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	
BRR	Bsmt Rec Rm-A	B	3,206	8.05	1989		77		0.00	19,900	
BMT	Basement-Unfin	B	3,206	26.01	1989		77		0.00	51,100	
FGPL	Flagpole-25'	L	3	2229.00	1999		60		0.00	4,000	
SGN2	DOUBLE SIDE	L	40	39.53	2017		96		0.00	1,500	
SGN2	DOUBLE SIDE	L	30	39.53	1999		60		0.00	700	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	3,446	3,446	3,446	172.00	592,718					
BMT	Basement Area	0	3,206	641	34.39	110,253					
Ttl Gross Liv / Lease Area		3,446	6,652	4,087		702,971					



BAS
(3,446 sf)

BMT
(3,206 sf)