

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
149 OCEAN STREET LLC C/O NEWPORT HOTEL GROUP 28 JACOME WAY						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
MIDDLETOWN RI 02842-5679						COMMERC.	3010	1,179,400	1,179,400	
SUPPLEMENTAL DATA						COM LAND	3010	629,100	629,100	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_989384_2699769				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		1,808,500	1,808,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
149 OCEAN STREET LLC HAWTHORNE PROPERTIES		32593 1419	0290 0501	12-31-2019	U U	I I	2,001,000 0	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	3010 3010	1,195,200 629,100	2022	3010 3010	801,500 566,200	2021	3010 3010 3010	787,300 566,200 14,200
		Total							Total		1,824,300	Total		1,367,700	Total		1,367,700

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)						1,165,200		
CI23								HYAN		Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						14,200		
										Appraised Land Value (Bldg)						629,100		
										Special Land Value						0		
										Total Appraised Parcel Value						1,808,500		
										Valuation Method						C		
										Total Appraised Parcel Value						1,808,500		

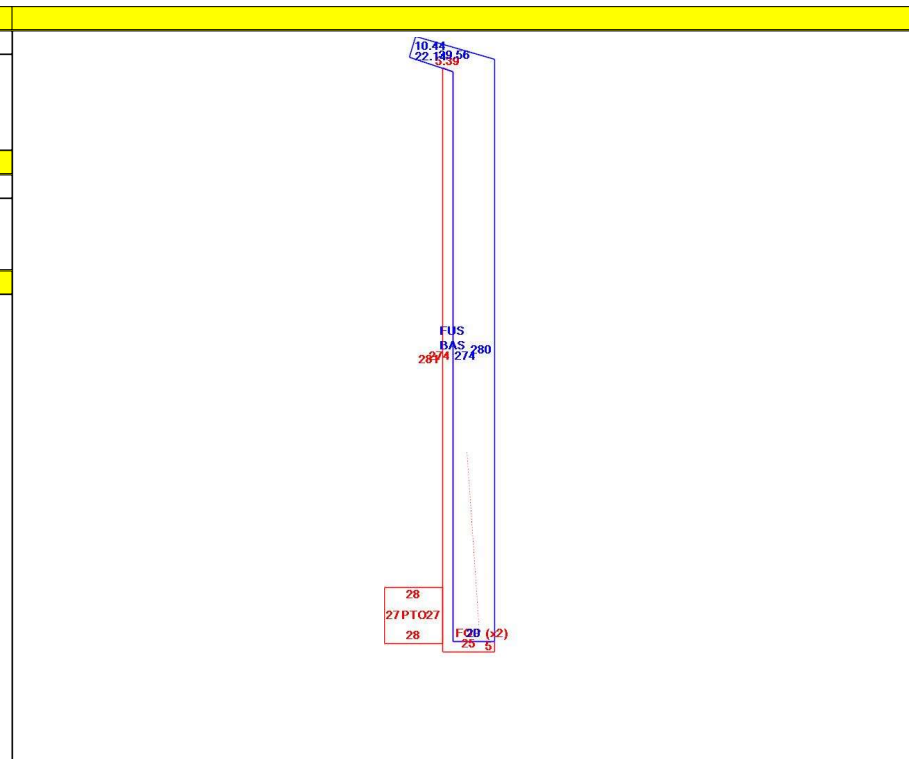
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDC-21-25	01-10-2022	809	Deck	25		100		Replacing two stairways at 14		04-27-2020	GM	04		FR	Field Review
SIGN-21-14	11-10-2021	836	Sign	0		100		4' x 4' wood sign wit		09-05-2018	SR	02		03	Cycl Insp Comp
										11-02-2017	MD	22		22	Change of Address
										01-14-2015	JR	03		03	Cycl Insp Comp
										08-19-2010	TP	03		16	In Office 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	3010	MOTELS M94	HH	4		0.770	AC	330,000.00	0.99034	C	1.00	CI23	2.500		0	817,047	629,100
Total Card Land Units						0.77	AC	Parcel Total Land Area: 0.77						Total Land Value		629,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	39	Motel			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	32.00				
Exterior Wall 1	08	Wood on Sheath			
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		1,574,657
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	08	Radiant	Year Built		1969
AC Type	05	AC in Model	Effective Year Built		1986
Size Adj Tbl	3010	MOTELS M94	Depreciation Code		A
Total Rooms			Remodel Rating		
Bedrooms	01		Year Remodeled		
Full Bathrooms	0		Depreciation %		26
Bath Split	00	0 Full-0 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	02	HEAT/AC SPLIT	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	08	TYPICAL	Percent Good		74
Common Wall	00	0%	RCNLD		1,165,200
Wall Height	8.00		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	11,000	3.00	1985		32		0.00	10,600
FGPL	Flagpole-25'	L	1	2229.00	2018		98		0.00	2,200
SHED	Shed	L	80	18.00	2018		98		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,880	5,880	5,880	131.73	774,551	
FOP	Open Porch	0	3,000	450	19.76	59,277	
FUS	Upper Story	5,880	5,880	5,586	125.14	735,824	
PTO	Patio	0	756	38	6.62	5,006	
Ttl Gross Liv / Lease Area		11,760	15,516	11,954		1,574,658	



9.5.2018