

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
131 OCEAN STREET LLC C/O NEWPORT HOTEL GROUP 28 JACOME WAY						Description	Code	Appraised	Assessed	
MIDDLETOWN RI 02842-5679		SUPPLEMENTAL DATA			COMMERC.	3010	1,637,400	1,637,400		
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_989403_2699885			Plan Ref. 127-113-F2 Land Ct# #SR Life Estate PP STATU Assoc Pid#	COM LAND	3010	932,300	932,300	
						Total		2,569,700	2,569,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
131 OCEAN STREET LLC CAPE HOLIDAY MOTEL INC		32593 1519	0283 0565	12-31-2019	U U	I I	2,599,000 0	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	3010 3010	1,642,800 932,300	2022	3010 3010	1,116,100 699,200	2021	3010 3010 3010	1,120,200 699,200 62,600
									Total		2,575,100	Total		1,815,300	Total		1,882,000

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											
CI23								HYAN											
NOTES																			
P/O HYANNIS HOLIDAY MOTEL																			
-GRAY-																			
Total Appraised Parcel Value										2,569,700									

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-21-24	12-14-2021	809	Deck	50,000		100		5 sets of stairs to replace existit	04-27-2020	GM	04		FR	Field Review			
SIGN-21-10	11-09-2021	836	Sign	0		100		Refacing the existing sign @ s	11-02-2017	MD	22		22	Change of Address			
SIGN-21-41	04-30-2021	836	Sign	0	06-30-2021	100	06-30-2021	Refacing the existing sign@ sa	01-14-2015	JR	03		03	Cycl Insp Comp			
SIGN-21-42	04-28-2021	836	Sign	0	06-30-2021	100	06-30-2021	Replacing existing Building Sig									
20-1149	06-03-2020	835	Sid/Wind/Roof/	150,000	06-30-2020	100	06-30-2020	To replace 46 windows and 21									
52506	04-02-2001	RW	Repair Work	5,250	01-01-2002	100		DECKS									
19719	12-04-1996	RE	Remodel	5,000	01-01-1997	100		REPAIR									

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		1.130 AC	330,000.00	1.00000	C	1.00	CI23	2.500		0	825,000	932,300	
Total Card Land Units						1.13 AC	Parcel Total Land Area: 1.13						Total Land Value		932,300		

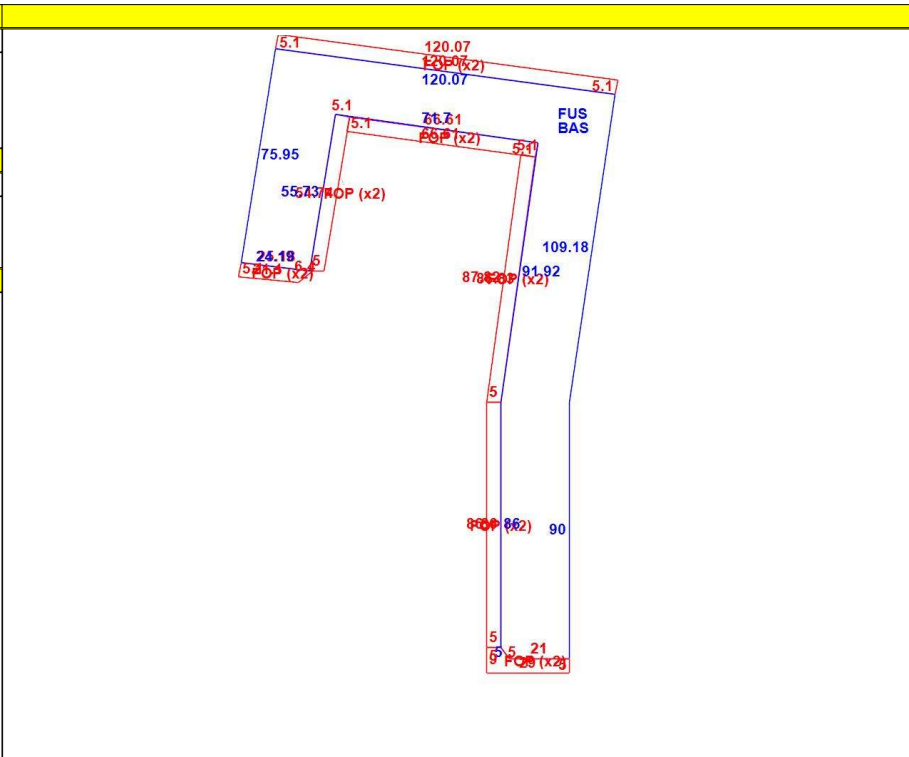
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	39	Motel			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	40.00				
Exterior Wall 1	06	Vertical Sidin			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	06	Typical			
Heating Type	08	Radiant			
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	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
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		1,920,126
Year Built		1964
Effective Year Built		1971
Depreciation Code		P
Remodel Rating		
Year Remodeled		
Depreciation %		37
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		63
RCNLD		1,209,700
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SPL3	Pool Gunite	L	905	75.00	1985		32	00	1.00	21,200
PAV1	PAVING-ASPH	L	18,000	3.00	1985		32		0.00	17,300
FNG1	Gate 4'hx3'w	L	1	301.53	1995		52	C	1.00	200
FNP1	FENCE CHAIN	L	134	15.90	1995		52	C	1.00	1,100
SGN2	DOUBLE SIDE	L	20	39.53	2000		62		0.00	500
SGNP	SIGN POST 6"	L	20	10.66	2000		62		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	8,106	8,106	8,106	116.23	942,164	
FOP	Open Porch	0	4,755	713	17.43	82,872	
FUS	Upper Story	8,106	8,106	7,701	110.42	895,090	
Ttl Gross Liv / Lease Area		16,212	20,967	16,520		1,920,126	



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131 OCEAN STREET LLC C/O NEWPORT HOTEL GROUP 28 JACOME WAY MIDDLETOWN RI 02842-5679						Description	Code	Appraised	Assessed			Total 2,569,700 2,569,700					
						COMMERC.	3010	1,637,400	1,637,400								
						COM LAND	3010	932,300	932,300								
SUPPLEMENTAL DATA																	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_989403_2699885						Plan Ref. 127-113-F2 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)									
131 OCEAN STREET LLC CAPE HOLIDAY MOTEL INC		32593	0283	12-31-2019	U	I	2,599,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		1519	0565		U		0		2023	3010	1,642,800	2022	3010	1,116,100	2021	3010	1,120,200
										3010	932,300		3010	699,200		3010	699,200
										3010			3010	62,600			
									Total		2,575,100	Total		1,815,300	Total		1,882,000
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)						1,574,800
CI23								HYAN			Appraised Xf (B) Value (Bldg)						0
										Appraised Ob (B) Value (Bldg)						62,600	
										Appraised Land Value (Bldg)						932,300	
										Special Land Value						0	
										Total Appraised Parcel Value						2,569,700	
										Valuation Method						C	
										Total Appraised Parcel Value						2,569,700	
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	
											08-01-2021	CK	02		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.	Nhbd Adj	Notes		Location Adjustme	Adj Unit Pric	Land Value
2	3010	MOTELS M94	HH	4		0 SF	1.00	1.00000	0	1.00		1.000			0	1	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 1.13						Total Land Value		932,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	39	Motel			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	05	AC in Model			
Size Adj Tbl	3222	COMM BLDG			
Total Rooms					
Bedrooms	00				
Full Bathrooms	1				
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	01	SUSP-CEIL ONLY			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3011				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3010	MOTELS M94	100
		0
		0

COST / MARKET VALUATION	
RCN	536,967
Year Built	1964
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	365,100
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
SPL7	Indoor Pool	L	512	70.00	2000		62	00	1.00	22,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,998	2,998	2,998	178.87	536,252
CAN	Canopy	0	40	4	17.89	715
Ttl Gross Liv / Lease Area		2,998	3,038	3,002		536,967

