

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LCOF HYANNIS INVESTMENT LLC						7	Waterfront	Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
225 WATER STREET #A-125								COMMERC.	3010	3,169,000	3,169,000	
PLYMOUTH MA 02360				SUPPLEMENTAL DATA				COM LAND	3010	1,000,400	1,000,400	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_990880_2700696				Plan Ref. Land Ct# 14337-A #SR Life Estate PP STATU Assoc Pid#				Total		4,169,400	4,169,400	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LCOF HYANNIS INVESTMENT LLC				C228	0	12-17-2021	U	I	11,591,620	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HYANNIS BLDG & DEV ASSOC				C214	0	01-24-1958	U	V	0		2023	3010	3,196,200	2022	3010	2,295,000	2021	3010	1,802,300
											3010	1,000,400		3010	833,700		3010	833,700	
																		3010	492,700
				Total							4,196,600		Total		3,128,700		Total		3,128,700

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

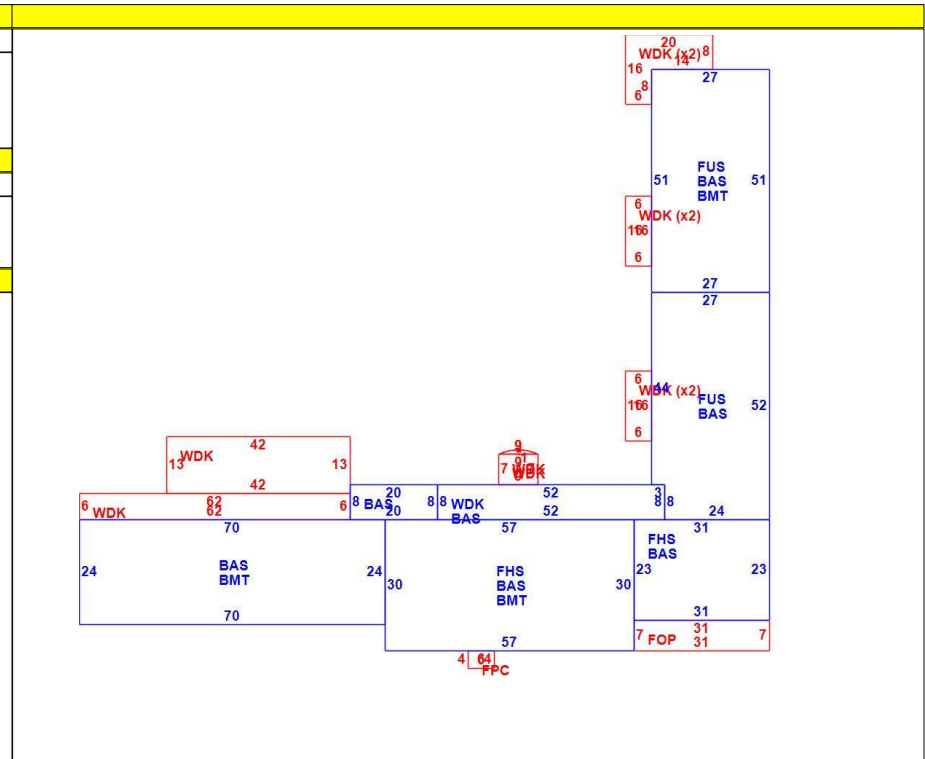
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF01			HYAN

NOTES			
--ANCHOR INN MOTEL--		*REM0D 2010-2017*	
43 ROOMS			
14 BOAT SLIPS			

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-22-17	09-11-2022	809	Deck	10,800		100		Install 1x5 PVC Trim On top of		04-27-2020	GM	04		FR	Field Review
17-156	02-24-2017	881	Alt-Int work-Co	10,000	08-31-2018	100	02-07-2018	remove carpet, vanities, in tw		08-31-2018	SR	02		03	Cycl Insp Comp
201500443	02-02-2015	CM	Commercial	12,000	08-31-2018	100	02-07-2018	UPGRADE EXISTING BATHR		08-31-2018	SR	02		02	Bldg Permit Completed
201300191	01-17-2013	CM	Commercial	18,000	06-30-2013	100	06-30-2013	REM0D 2 BTHS		07-29-2013	JR	03		02	Bldg Permit Completed
201006632	12-10-2010	CM	Commercial	1,500	06-30-2011	100	06-30-2011	REPLC HEADERS IN BMT TO		02-17-2012	JR	03		16	In Office Review
201006177	11-23-2010	CM	Commercial	180,000	06-30-2011	100	06-30-2011	REINSULATE, SOUNDBOAR		10-17-2008	NF	03		16	In Office Review
51545	02-07-2001	CM	Commercial		01-01-2002	100	06-30-2002	DETACHED DECK		02-07-2002	GB	02		02	Bldg Permit Completed

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	HH	4		1.290	AC	330,000.00	1.00000	C	1.00	WF01	2.350	ALL SITE	0	775,500	1,000,400
Total Card Land Units						1.29	AC	Parcel Total Land Area: 1.29						Total Land Value		1,000,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	39	Motel			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy			MIXED USE		
Exterior Wall 1	25	Vinyl Siding	Code	Description	
Exterior Wall 2			3010	MOTELS M94	Percentage
Roof Structure	03	Gable/Hip			100
Roof Cover	03	Asph/F Gls/Cmp			0
Interior Wall 1	05	Drywall			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	14	Carpet	RCN		1,874,276
Interior Floor 2					
Heating Fuel	04	Electric	Year Built		1955
Heating Type	08	Radiant	Effective Year Built		1995
AC Type	05	AC in Model	Depreciation Code		VG
Size Adj Tbl	3010	MOTELS M94	Remodel Rating		04
Total Rooms			Year Remodeled		2010
Bedrooms	01		Depreciation %		19
Full Bathrooms	0		Functional Obsol		0
Bath Split	00	0 Full-0 Half	External Obsol		0
Rms/Partitions	04	EXTENSIVE	Trend Factor		1
Heat/AC	02	HEAT/AC SPLIT	Condition		
Frame Type	02	WOOD FRAME	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		81
Ceiling/Wall	08	TYPICAL	RCNLD		1,518,200
Common Wall	00	0%	Dep % Ovr		
Wall Height	9.00		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
SPL3	Pool Gunite	L	540	75.00	1996		54	00	1.00	24,100
PAV1	PAVING-ASPH	L	10,000	3.00	1996		54		0.00	16,200
BLK	Bulkheading	L	134	869.29	1996		54		0.00	62,900
DKSL	Dock-Marina QI	L	8	7625.00	1996		54		0.00	32,900
DKLT	Dock-Light	L	1	60000.00	1996		54		0.00	32,400
WDC	Wood Decking	L	836	20.00	1992		46		0.00	7,000
SGN2	DOUBLE SIDE	L	12	39.53	2000		62		0.00	300
SPO2	SIGN POST ST	L	8	73.02	2000		62		0.00	400
TRS	Trash Encl-6' w/	L	1	3401.00	2018		98		0.00	3,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,436	7,436	7,436	144.49	1,074,400	
BMT	Basement Area	0	4,767	953	28.89	137,695	
FHS	Half Story	1,938	2,423	1,817	108.35	262,532	
FOP	Open Porch	0	217	33	21.97	4,768	
FPC	Open Porch Conc. Floor	0	24	4	24.08	578	
FUS	Upper Story	2,757	2,757	2,619	137.25	378,410	
WDK	Wood Deck	0	2,203	110	7.21	15,893	
Ttl Gross Liv / Lease Area		12,131	19,827	12,972		1,874,276	



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225 WATER STREET #A-125						COMMERC.	3010	3,169,000	3,169,000	
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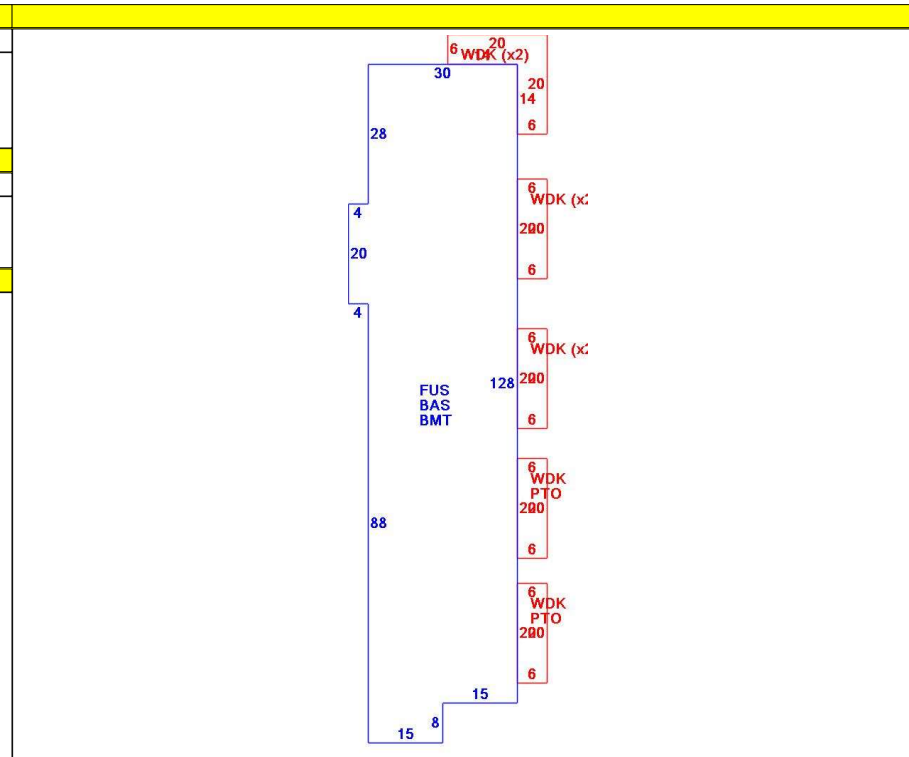
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LCOF HYANNIS INVESTMENT LLC		C228 0	12-17-2021	U	I	11,591,620	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HYANNIS BLDG & DEV ASSOC		C214 0	01-24-1958	U	V	0		2023	3010	3,196,200	2022	3010	2,295,000	2021	3010	1,802,300
									3010	1,000,400		3010	833,700		3010	833,700
									3010			3010	492,700			
								Total		4,196,600	Total		3,128,700	Total		3,128,700

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						
									APPRAISED VALUE SUMMARY						
Total			0.00						Appraised Bldg. Value (Card)			2,676,300			
									Appraised Xf (B) Value (Bldg)			0			
									Appraised Ob (B) Value (Bldg)			492,700			
									Appraised Land Value (Bldg)			1,000,400			
									Special Land Value			0			
									Total Appraised Parcel Value			4,169,400			
									Valuation Method			C			
									Total Appraised Parcel Value			4,169,400			

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																	
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2	3010	MOTELS M94	HH	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:				1.29	Total Land Value				1,000,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
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Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy					
Exterior Wall 1	25	Vinyl 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			
Interior Floor 2					
Heating Fuel	04	Electric			
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	04	EXTENSIVE			
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	9.00				
1st Floor Use:	3010				
Sewer Occupan					
			MIXED USE		
			Code	Description	Percentage
			3010	MOTELS M94	100
					0
					0
			COST / MARKET VALUATION		
			RCN		1,362,433
			Year Built		1984
			Effective Year Built		2000
			Depreciation Code		VG
			Remodel Rating		04
			Year Remodeled		2010
			Depreciation %		15
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		85
			RCNLD		1,158,100
			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
FNC3	FENCE-6' CHAI	L	130	22.04	2018		98		0.00	2,800
FNC8	GATE, FENCE	L	2	1311.00	2018		98		0.00	2,600
FGPL	Flagpole-25'	L	1	2229.00	2018		98		0.00	2,200
FPIT	Fire Pit	L	1	3010.00	2018		98	C	1.00	2,900
PATF	Flagstone Pave	L	840	30.00	2018		98		0.00	22,700
SLIP	BOAT SLIPS	L	14	20000.00	2018		100		0.00	280,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,040	4,040	4,040	155.64	628,767	
BMT	Basement Area	0	4,040	808	31.13	125,753	
FUS	Upper Story	4,040	4,040	3,838	147.85	597,329	
PTO	Patio	0	240	12	7.78	1,868	
WDK	Wood Deck	0	1,128	56	7.73	8,716	
Ttl Gross Liv / Lease Area		8,080	13,488	8,754		1,362,433	

