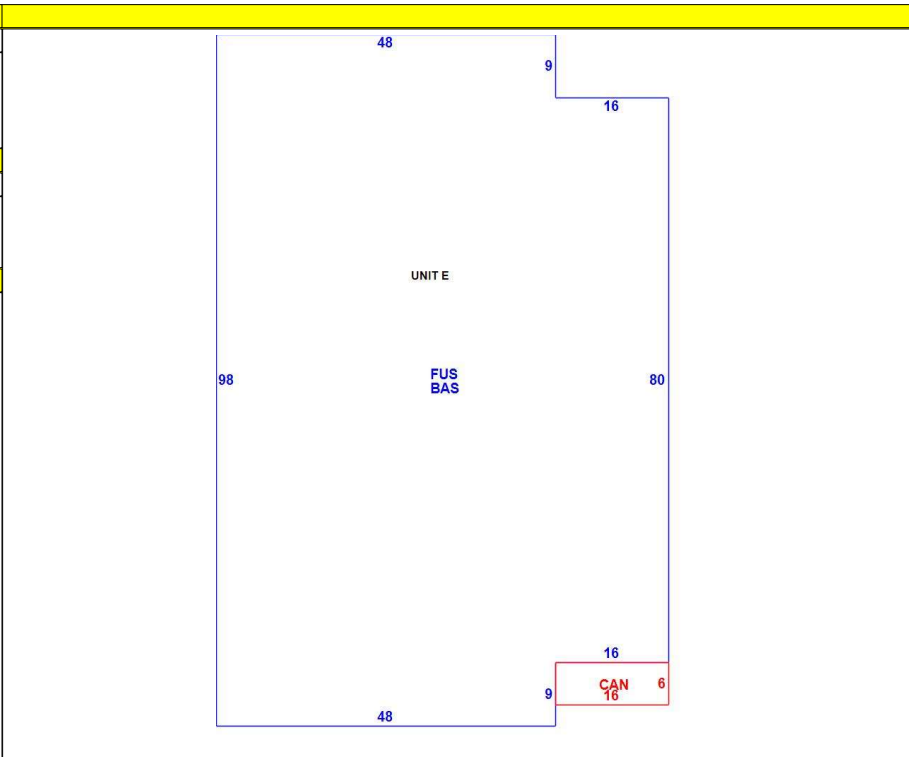


CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT											
AARIA HOSPITALITY, LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA							
111 MOHAWK PATH								COMMERC.	3000	2,102,400	2,102,400								
HOLLISTON MA 01746								COM LAND	3000	321,700	321,700	<b>VISION</b>							
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_989579_2700977				Plan Ref. Land Ct# #SR Life Estate PP STATU GOES WITH 327/ Assoc Pid#				Total		2,424,100	2,424,100								
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
AARIA HOSPITALITY, LLC				31813	0305	01-31-2019	U	I	7,700,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SUPERIOR HOTEL MANAGEMENT CORPOR				0000	0000	01-02-2002	U	I	0	1B	2023	3000	2,102,400	2022	3000	1,915,900	2021	3000	1,955,200
DAALE & MARTINO INC				13248	0344	09-19-2000	U	I	1,947,712	1		3000	321,700		3000	273,600		3000	273,600
ELLIOTT, JOHN H TR &				C152	0	02-26-1999	U	I	800,000	1J								3000	11,500
ELLIOTT, JOHN H TR				C150	0	11-19-1998	U	I	1	1A	Total		2,424,100	Total		2,189,500	Total		2,240,300
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							
CI09								HYAN											
NOTES				P/O HERITAGE HOUSE HOTEL --NAUSET COTTAGE--															
144 TOTAL RMS 2 LOTS																			
48 UNITS THIS PARCEL																			
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					
B19005	03-02-1977	CM	Commercial	100,000	06-15-1977	100		HY 27UNIT	07-10-2021	CK	01		03	Cycl Insp Comp					
B19005A	03-01-1977	AD	Addition	0	01-15-1978	100		HY ADD'N	03-02-2021	CK	22		22	Change of Address					
B18306	04-02-1976	CM	Commercial	100,000	06-15-1976	100		HY 24UNIT	04-27-2020	GM	04		FR	Field Review					
B18306A	04-01-1976	CM	Commercial	0	01-15-1977	100		HY MOTEL	09-27-2016	JR	01		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			
1	3000	HOTELS	DMS	4		0.990	AC	330,000.00	0.98484	C	1.00	CI09	1.000	W/127		0	324,984	321,700	
Total Card Land Units						0.99	AC	Parcel Total Land Area: 0.99						Total Land Value				321,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	66	Hotel			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	24.00				
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	06	Typical			
Heating Type	04	Hot Air			
AC Type	05	AC in Model			
Size Adj Tbl	3000	HOTELS			
Total Rooms					
Bedrooms	09				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3010				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3000	HOTELS	100
		0
		0

COST / MARKET VALUATION	
RCN	1,265,416
Year Built	1976
Effective Year Built	1993
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	1,012,300
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
PAV1	PAVING-ASPH	L	12,000	3.00	1985		32		0.00	11,500
SPR1	SPRINKLERS-	B	11,968	4.10	1994		80		0.00	39,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,984	5,984	5,984	108.35	648,365	
CAN	Canopy	0	96	10	11.29	1,083	
FUS	Upper Story	5,984	5,984	5,685	102.94	615,968	
Ttl Gross Liv / Lease Area		11,968	12,064	11,679		1,265,416	



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
AARIA HOSPITALITY, LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
111 MOHAWK PATH								COMMERC.	3000	2,102,400	2,102,400		
HOLLISTON MA 01746								COM LAND	3000	321,700	321,700		
SUPPLEMENTAL DATA								Total				2,424,100	2,424,100
Alt Prcl ID				Plan Ref.								<b>VISION</b>	
Split Zonin				Land Ct#									
BID Parcel				#SR									
ResExpt Q				Life Estate				PP STATU GOES WITH 327/					
#DL 1				Assoc Pid#									
#DL 2													
GIS ID F_989579_2700977													

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
AARIA HOSPITALITY, LLC							31813	0305	01-31-2019	U	I	7,700,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
SUPERIOR HOTEL MANAGEMENT CORPOR							0000	0000	01-02-2002	U	I	0	1B	2023	3000	2,102,400	2022	3000	1,915,900	2021	3000	1,955,200	
DAALE & MARTINO INC							13248	0344	09-19-2000	U	I	1,947,712	1		3000	321,700		3000	273,600		3000	273,600	
ELLIOTT, JOHN H TR &							C152	0	02-26-1999	U	I	800,000	1J								3000	11,500	
ELLIOTT, JOHN H TR							C150	0	11-19-1998	U	I	1	1A										
Total													2,424,100		Total		2,189,500		Total		2,240,300		

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																	

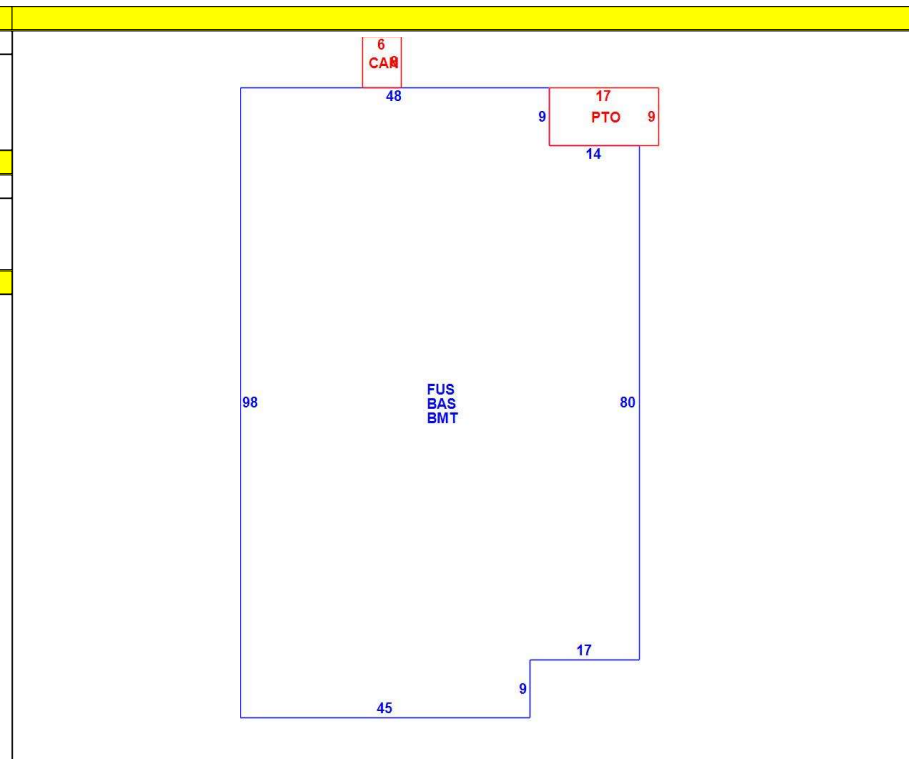
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
CI09				HYAN	Appraised Bldg. Value (Card)	2,051,600		
					Appraised Xf (B) Value (Bldg)	39,300		
					Appraised Ob (B) Value (Bldg)	11,500		
					Appraised Land Value (Bldg)	321,700		
					Special Land Value	0		
					Total Appraised Parcel Value	2,424,100		
					Valuation Method	C		
				Total Appraised Parcel Value				2,424,100

NOTES												VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
--MONOMOY COTTAGE-- VALUED W/327-127																	

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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
2	3000	HOTELS	DMS	4		0 SF	0.00	1.00000	5	1.00	CI09	1.000		0	0	0	
Total Card Land Units						0.00	AC	Parcel Total Land Area: 0.99						Total Land Value		321,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	66	Hotel			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	24.00				
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	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	05	AC in Model			
Size Adj Tbl	3000	HOTELS			
Total Rooms					
Bedrooms	01				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3010				
Sewer Occupan					
			<b>MIXED USE</b>		
			Code	Description	Percentage
			3000	HOTELS	100
					0
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		1,367,522
			Year Built	1977	
			Effective Year Built	1988	
			Depreciation Code	A	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	24	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	76	
			RCNLD		1,039,300
			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	5,797	5,797	5,797	109.61	635,422	
BMT	Basement Area	0	5,797	1,159	21.91	127,041	
CAN	Canopy	0	48	5	11.42	548	
FUS	Upper Story	5,797	5,797	5,507	104.13	603,634	
PTO	Patio	0	153	8	5.73	877	
Ttl Gross Liv / Lease Area		11,594	17,592	12,476		1,367,522	

