

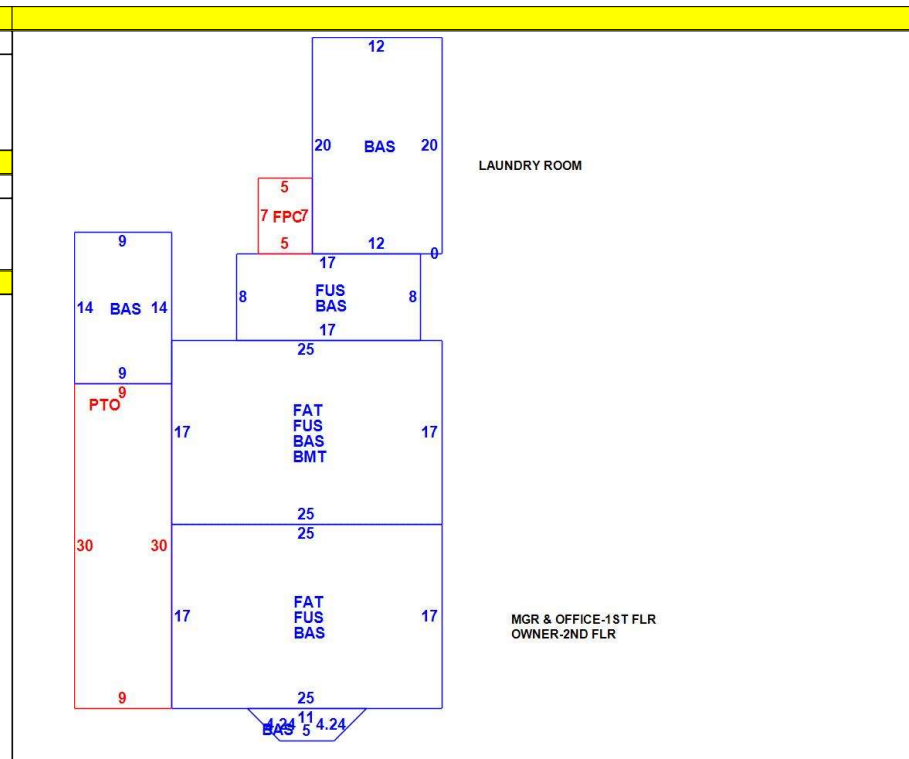
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	94	Commercial			
Grade	D+	Below Average			
Stories	2				
Occupancy	2.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Size Adj Tbl	3010	MOTELS M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	1.5				
Bath Split	11	1 Full-1 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3010				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3010	MOTELS M94	100
		0
		0

COST / MARKET VALUATION	
RCN	284,152
Year Built	1900
Effective Year Built	1967
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	40
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	60
RCNLD	170,500
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	30,000	3.00	1985		32		0.00	28,800
SPL1	Pool-Concrete	L	560	100.00	1985		32	00	1.00	17,600
PAT1	Patio- Average	L	2,050	5.89	1985		32		0.00	3,200
FNP1	FENCE CHAIN	L	160	15.90	1985		32	00	1.00	800
FNG1	Gate 4'hx3'w	L	1	301.53	1985		32	C	1.00	100
FGPL	Flagpole-25'	L	1	2229.00	2018		98		0.00	2,200
SGN3	DBL SIDED W//I	L	60	199.92	2018		98		0.00	11,800
SPO2	SIGN POST ST	L	2	73.02	2018		98		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,376	1,376	1,376	99.98	137,577	
BMT	Basement Area	0	425	85	20.00	8,499	
FAT	Attic, Finished	425	850	425	49.99	42,493	
FPC	Open Porch Conc. Floor	0	35	5	14.28	500	
FUS	Upper Story	986	986	937	95.01	93,684	
PTO	Patio	0	270	14	5.18	1,400	
Ttl Gross Liv / Lease Area		2,787	3,942	2,842		284,153	



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	39	Motel			
Model	94	Commercial			
Grade	D+	Below Average			
Stories	2				
Occupancy	16.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Size Adj Tbl	3010	MOTELS M94			
Total Rooms	16				
Bedrooms	0				
Full Bathrooms	16				
Bath Split	G0	16 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3010				
Sewer Occupan					
			RCN		648,374
			Year Built		1956
			Effective Year Built		1977
			Depreciation Code		F
			Remodel Rating		
			Year Remodeled		
			Depreciation %		33
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		67
			RCNLD		434,400
			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	2,304	2,304	2,304	130.33	300,272	
BMT	Basement Area	0	1,152	230	26.02	29,975	
FOP	Open Porch	0	840	126	19.55	16,421	
FPC	Open Porch Conc. Floor	0	840	126	19.55	16,421	
FUS	Upper Story	2,304	2,304	2,189	123.82	285,285	
Ttl Gross Liv / Lease Area		4,608	7,440	4,975		648,374	

MIXED USE			
	Code	Description	Percentage
	3010	MOTELS M94	100
			0
			0
COST / MARKET VALUATION			
	RCN		648,374
	Year Built		1956
	Effective Year Built		1977
	Depreciation Code		F
	Remodel Rating		
	Year Remodeled		
	Depreciation %		33
	Functional Obsol		0
	External Obsol		0
	Trend Factor		1
	Condition		
	Condition %		
	Percent Good		67
	RCNLD		434,400
	Dep % Ovr		
	Dep Ovr Comment		
	Misc Imp Ovr		
	Misc Imp Ovr Comment		
	Cost to Cure Ovr		
	Cost to Cure Ovr Comment		



18	64	64	18	18	64	18
	FUS	BAS		FUS	BAS	
	BMT			BAS		
	64			64		
6 FOP			140			6
FPC			140			

16 UNITS

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	39	Motel			
Model	94	Commercial			
Grade	D+	Below Average			
Stories	2				
Occupancy	6.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Size Adj Tbl	3010	MOTELS M94			
Total Rooms	6				
Bedrooms					
Full Bathrooms	6				
Bath Split	60	6 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3010				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3010	MOTELS M94	100
		0
		0

COST / MARKET VALUATION	
RCN	178,691
Year Built	1965
Effective Year Built	1979
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	123,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

	22	
12	BAS BMT	12
	22	
	22	
20	FUS BAS	20
	22	
	22	
8	PTO WDK	8
	22	

6 UNITS

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	704	704	704	149.78	105,447	
BMT	Basement Area	0	264	53	30.07	7,938	
FUS	Upper Story	440	440	418	142.29	62,609	
PTO	Patio	0	176	9	7.66	1,348	
WDK	Wood Deck	0	176	9	7.66	1,348	
Ttl Gross Liv / Lease Area		1,144	1,760	1,193		178,690	



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GCP MAIN LLC 25 S CHARLES STREET SUITE 1002 BALTIMORE MD 21201								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
								COMMERC.	3010	1,264,400	1,264,400	
								COM LAND	3010	577,500	577,500	VISION
SUPPLEMENTAL DATA								Total				
Alt Prcl ID				Split Zonin				Plan Ref. 260/42				
BID Parcel				ResExpt Q				Land Ct#				
#DL 1				LOT 53				#SR				
#DL 2				GIS ID F_990134_2701482				Life Estate				
								PP STATU				
								Assoc Pid#				

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GCP MAIN LLC				34930	216	02-25-2022	Q	I	2,325,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
REDANZ, HELEN C HEIRS OF				BA90	0	09-19-1990	U	I	0	1F	2023	3010	1,264,400	2022	3010	921,300	2021	3010	865,400
REDANZ, HELEN C				3157	0279	09-22-1980	U	V	0			3010	577,500		3010	481,300		3010	481,300
											Total		1,841,900	Total		1,402,600	Total		1,411,300

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			Appraised Bldg. Value (Card)						1,199,800	
CI09								HYAN			Appraised Xf (B) Value (Bldg)						0	
												Appraised Ob (B) Value (Bldg)						64,600
												Appraised Land Value (Bldg)						577,500
												Special Land Value						0
												Total Appraised Parcel Value						1,841,900
												Valuation Method						C
												Total Appraised Parcel Value						1,841,900

NOTES												VISIT / CHANGE HISTORY										
12 UNITS												Date	Id	Type	Is	Cd	Purpost/Result					

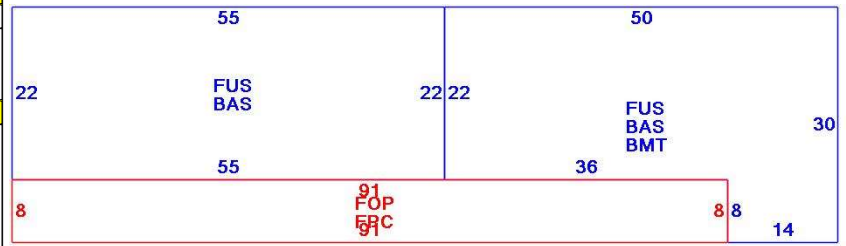
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result					

LAND LINE VALUATION SECTION																				
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes			Location Adjustme		Adj Unit Pric	Land Value	
4	3010	MOTELS M94	DMS	4		0 SF	0.00	1.00000	0	1.00		1.000				0		0	0	
Total Card Land Units						0.00	AC	Parcel Total Land Area: 1.75						Total Land Value						577,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	39	Motel			
Model	94	Commercial			
Grade	D+	Below Average			
Stories	2				
Occupancy	12.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	17	Stucco/Masonry			
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Size Adj Tbl	3010	MOTELS M94			
Total Rooms	12				
Bedrooms	0				
Full Bathrooms	12				
Bath Split	0				
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3010				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3010	MOTELS M94	100
		0
		0

COST / MARKET VALUATION	
RCN	667,296
Year Built	1956
Effective Year Built	1977
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	33
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	67
RCNLD	447,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



12 UNITS

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	2,422	2,422	2,422	128.75	311,825	
BMT	Basement Area	0	1,212	242	25.71	31,157	
FOP	Open Porch	0	728	109	19.28	14,033	
FPC	Open Porch Conc. Floor	0	728	109	19.28	14,033	
FUS	Upper Story	2,422	2,422	2,301	122.32	296,247	
Ttl Gross Liv / Lease Area		4,844	7,512	5,183		667,295	



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GCP MAIN LLC 25 S CHARLES STREET SUITE 1002 BALTIMORE MD 21201								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
								COMMERC.	3010	1,264,400	1,264,400	
				SUPPLEMENTAL DATA				COM LAND	3010	577,500	577,500	VISION
				Alt Prcl ID	Plan Ref. 260/42							
				Split Zonin	Land Ct#							
				BID Parcel	#SR							
				ResExpt Q	Life Estate							
				#DL 1 LOT 53	PP STATU							
				#DL 2								
				GIS ID F_990134_2701482	Assoc Pid#							
						Total		1,841,900	1,841,900			

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
GCP MAIN LLC				34930	216	02-25-2022	Q	I	2,325,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
REDANZ, HELEN C HEIRS OF				BA90	0	09-19-1990	U	I	0	1F	2023	3010	1,264,400	2022	3010	921,300	2021	3010	865,400	
REDANZ, HELEN C				3157	0279	09-22-1980	U	V	0			3010	577,500		3010	481,300		3010	481,300	
										Total		1,841,900	Total		1,402,600	Total		1,411,300		

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						
NOTES												
2 UNITS												
								Appraised Bldg. Value (Card)	1,199,800			
								Appraised Xf (B) Value (Bldg)	0			
								Appraised Ob (B) Value (Bldg)	64,600			
								Appraised Land Value (Bldg)	577,500			
								Special Land Value	0			
								Total Appraised Parcel Value	1,841,900			
								Valuation Method	C			
								Total Appraised Parcel Value	1,841,900			

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.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
5	3010	MOTELS M94	DMS	4		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0		
Total Card Land Units						0.00	AC	Parcel Total Land Area: 1.75					Total Land Value					577,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	39	Motel			
Model	94	Commercial			
Grade	D+	Below Average			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	14	Wood Shingle			
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		35,540
Interior Floor 2					
Heating Fuel	01	None	Year Built		1965
Heating Type	01	None	Effective Year Built		1979
AC Type	01	None	Depreciation Code		F
Size Adj Tbl	3010	MOTELS M94	Remodel Rating		
Total Rooms	2		Year Remodeled		
Bedrooms	0		Depreciation %		31
Full Bathrooms	2		Functional Obsol		0
Bath Split	02	0 Full-2 Half	External Obsol		0
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	00	NONE	Condition		
Frame Type	02	WOOD FRAME	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		69
Ceiling/Wall	08	TYPICAL	RCNLD		24,500
Common Wall	00	0%	Dep % Ovr		
Wall Height	8.00		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	252	252	252	141.03	35,540	
Ttl Gross Liv / Lease Area		252	252	252		35,540	

