

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
J & J QUALITY HOLDINGS LLC								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA VISION
73 WARWICK ROAD								COMMERC.	3010	3,917,200	3,917,200	
NEWTON MA 02465								COM LAND	3010	614,600	614,600	
SUPPLEMENTAL DATA												
Alt Prcl ID				Plan Ref.								
Split Zonin				Land Ct#								
BID Parcel YES				#SR								
ResExpt Q				Life Estate								
#DL 1 PARCELS 1, 2 & 3				PP STATU								
#DL 2												
GIS ID F_990000_2701952				Assoc Pid#								
								Total		4,531,800	4,531,800	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
J & J QUALITY HOLDINGS LLC				18681	0180	06-04-2004	Q	I	1,950,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
C SQUIRE INC				9645	0033	04-15-1995	U	I	1,449,000	1	2023	3010	3,917,200	2022	3010	2,651,200	2021	3010	2,542,200
HYANNIS COUNTRY SQUIRE MTR				1832	0215		U		0			3010	614,600		3010	512,200		3010	109,000
								Total		4,531,800	Total		3,163,400	Total		3,163,400	Total		3,163,400

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												VISIT / CHANGE HISTORY						
--AMERICAN BEST VALUE INN-- 84 TOTAL UNITS												Date	Id	Type	Is	Cd	Purpost/Result	
												04-27-2020	GM	04		FR	Field Review	
												05-06-2019	CK	22		22	Change of Address	
												08-27-2018	SR	02		02	Bldg Permit Completed	
												08-27-2018	SR	02		03	Cycl Insp Comp	
												07-31-2013	JR	03		01	Meas/Est	
												10-17-2008	NF	03		16	In Office Review	
												Total Appraised Parcel Value						4,531,800

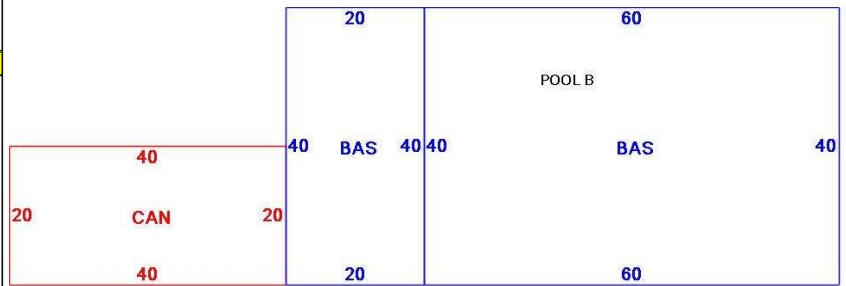
BUILDING PERMIT RECORD												LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
19-4244	01-07-2020	836	Sign	0		100		one detached free standing sig	04-27-2020	GM	04		FR	Field Review			
19-4243	01-07-2020	836	Sign	0		100		AMERICA'S BEST VALUE INN	05-06-2019	CK	22		22	Change of Address			
18-864	06-04-2018	803	Addn Alt-Comm	14,000	08-27-2018	100		Rebuild the four stairs as in th	08-27-2018	SR	02		02	Bldg Permit Completed			
16-3006	10-26-2016	835	Sid/Wind/Roof/	28,900	06-30-2017	100	06-30-2017	installing new vinyl siding & pla	08-27-2018	SR	02		03	Cycl Insp Comp			
201206719	10-30-2012	CM	Commercial	40,000	06-30-2013	100	06-30-2013	REROOF STRIPPING OLD	07-31-2013	JR	03		01	Meas/Est			
201205838	09-26-2012	CM	Commercial	5,400	06-30-2013	100	06-30-2013	STOP WORK ORDER-NW W/	10-17-2008	NF	03		16	In Office Review			
200801857	04-17-2008	CM	Commercial	33,000	06-30-2008	100	06-30-2008	FIN, 6 UNITS									

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	DMS	4		1.490	AC	330,000.00	1.00000	C	1.25	CI09	1.000	ALL SITE/IU	0	412,500	614,600
Total Card Land Units						1.49	AC	Parcel Total Land Area: 1.49						Total Land Value		614,600	

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	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	05	AC in Model			
Size Adj Tbl	3010	MOTELS M94			
Total Rooms					
Bedrooms	01				
Full Bathrooms	0				
Bath Split	20	2 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	16.00				
1st Floor Use:	3011				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3010	MOTELS M94	100
		0
		0

COST / MARKET VALUATION	
RCN	647,049
Year Built	1965
Effective Year Built	1991
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	504,700
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 Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SPL7	Indoor Pool	L	1,125	70.00	1985		32	00	1.00	25,200
PAV1	PAVING-ASPH	L	35,000	3.00	1985		32		0.00	33,600
SGN3	DBL SIDED W/I	L	32	199.92	2004		70		0.00	4,500
SPL3	Pool Gunite	L	1,275	75.00	1987		36	00	1.00	31,900
PAT1	Patio- Average	L	1,833	5.89	2018		98		0.00	8,800
SPO2	SIGN POST ST	L	16	73.02	2018		98		0.00	1,100
FNP1	FENCE CHAIN	L	228	15.90	2018		98	C	1.00	3,600
FNG1	Gate 4'x3'w	L	1	301.53	2018		98	C	1.00	300
SPR1	SPRINKLERS-	B	3,200	4.10	1991		78		0.00	10,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,200	3,200	3,200	197.27	631,268	
CAN	Canopy	0	800	80	19.73	15,782	
Ttl Gross Liv / Lease Area		3,200	4,000	3,280		647,050	



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J & J QUALITY HOLDINGS LLC 73 WARWICK ROAD NEWTON MA 02465						Description	Code	Appraised	Assessed			Total 4,531,800 4,531,800				
						COMMERC.	3010	3,917,200	3,917,200							
						COM LAND	3010	614,600	614,600							
SUPPLEMENTAL DATA																
Alt Prcl ID		Split Zonin		Plan Ref.												
#DL 1		PARCELS 1, 2 & 3		Land Ct#												
#DL 2				#SR												
GIS ID		F_990000_2701952		Life Estate												
				PP STATU												
				Assoc Pid#												
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
J & J QUALITY HOLDINGS LLC				18681 0180	06-04-2004	Q	I	1,950,000	00	Year	Code	Assessed	Year	Code	Assessed	
C SQUIRE INC				9645 0033	04-15-1995	U	I	1,449,000	1	2023	3010	3,917,200	2022	3010	2,651,200	
HYANNIS COUNTRY SQUIRE MTR				1832 0215		U		0			3010	614,600		3010	512,200	
														3010	109,000	
										Total		4,531,800	Total		3,163,400	
										Total		4,531,800	Total		3,163,400	
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) 3,798,000							
CI09				HYAN					Appraised Xf (B) Value (Bldg) 10,200							
								Appraised Ob (B) Value (Bldg) 109,000								
								Appraised Land Value (Bldg) 614,600								
								Special Land Value 0								
								Total Appraised Parcel Value 4,531,800								
								Valuation Method C								
								Total Appraised Parcel Value		4,531,800						
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
2	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: 1.49				Total Land Value 614,600				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	39	Motel			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	34.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	20	Brick/Masonry			
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		1,806,117
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	03	Hot Air-No Duc	Year Built		1965
AC Type	05	AC in Model	Effective Year Built		1991
Size Adj Tbl	3010	MOTELS M94	Depreciation Code		G
Total Rooms			Remodel Rating		
Bedrooms	01		Year Remodeled		
Full Bathrooms	30		Depreciation %		22
Bath Split	00	0 Full-0 Half	Functional Obsol		0
Rms/Partitions	03	ABOVE AVERAGE	External Obsol		0
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	03	ABOVE AVERAGE	Condition %		
Ceiling/Wall	05	SUS-CEIL & WL	Percent Good		78
Common Wall	00	0%	RCNLD		1,408,800
Wall Height	10.00		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	6,116	6,116	6,116	145.35	888,960	
FOP	Open Porch	0	1,668	250	21.79	36,337	
FPC	Open Porch Conc. Floor	0	1,668	250	21.79	36,337	
FUS	Upper Story	6,116	6,116	5,810	138.08	844,483	
Ttl Gross Liv / Lease Area		12,232	15,568	12,426		1,806,117	

22 FUS 6 FOP
 BAS FPC
 272788
 22 6



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J & J QUALITY HOLDINGS LLC 73 WARWICK ROAD NEWTON MA 02465						Description	Code	Appraised	Assessed			3,917,200 3,917,200 614,600 614,600				
						SUPPLEMENTAL DATA								Total		4,531,800
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#		Life Estate				PP STATU				
ResExpt Q		#DL 1 PARCELS 1, 2 & 3		#DL 2		Assoc Pid#										
GIS ID		F_990000_2701952														
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J & J QUALITY HOLDINGS LLC				18681 0180	06-04-2004	Q	I	1,950,000	00	Year	Code	Assessed	Year	Code	Assessed	
C SQUIRE INC				9645 0033	04-15-1995	U	I	1,449,000	1	2023	3010	3,917,200	2022	3010	2,651,200	
HYANNIS COUNTRY SQUIRE MTR				1832 0215		U		0			3010	614,600	2021	3010	512,200	
										Total		4,531,800	Total		3,163,400	
				Total								4,531,800			3,163,400	
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								Appraised Bldg. Value (Card) 3,798,000								
								Appraised Xf (B) Value (Bldg) 10,200								
								Appraised Ob (B) Value (Bldg) 109,000								
								Appraised Land Value (Bldg) 614,600								
								Special Land Value 0								
								Total Appraised Parcel Value 4,531,800								
								Valuation Method C								
								Total Appraised Parcel Value		4,531,800						
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
3	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: 1.49						Total Land Value		614,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	39	Motel			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	50.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	20	Brick/Masonry			
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	03	Hot Air-No Duc			
AC Type	05	AC in Model			
Size Adj Tbl	3010	MOTELS M94			
Total Rooms					
Bedrooms	01				
Full Bathrooms	40				
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	05	SUS-CEIL & WL			
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	2,415,992
Year Built	1965
Effective Year Built	1991
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	1,884,500
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	8,773	8,773	8,773	135.78	1,191,227
FOP	Open Porch	0	2,286	343	20.37	46,574
FPC	Open Porch Conc. Floor	0	2,286	343	20.37	46,574
FUS	Upper Story	8,773	8,773	8,334	128.99	1,131,618
Ttl Gross Liv / Lease Area		17,546	22,118	17,793		2,415,993

