

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
COURTYARD VACATION CLUB INC								Description	Code	Appraised	Assessed		COMMERC. 3030 3,493,290 COM LAND 3030 620,700
125 NORTH STREET													
HYANNIS MA 02601				SUPPLEMENTAL DATA									Total 4,113,990 4,114,000
				Alt Prcl ID	Split Zonin		Plan Ref.						
				BID Parcel YES	ResExpt Q		Land Ct#						
				#DL 1	#DL 2		#SR						
				GIS ID F_987738_2700719	Assoc Pid#		Life Estate						
						PP STATU							

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COURTYARD VACATION CLUB INC				6029 0156	11-19-1987	U	I	0	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
										2025	3030	3,493,300	2024	3030	3,493,300	2023	3030	3,288,600
											3030	620,700		3030	620,700		3030	620,700
										Total		4,114,000	Total		4,114,000	Total		3,909,300

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)						3,055,690		
CI11								HYAN		Appraised Xf (B) Value (Bldg)						161,200		
										Appraised Ob (B) Value (Bldg)						276,400		
										Appraised Land Value (Bldg)						620,700		
										Special Land Value						0		
										Total Appraised Parcel Value						4,113,990		
										Valuation Method						I		
										Total Appraised Parcel Value						4,113,990		

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
EXPC-24-2	04-12-2024	835	Sid/Wind/Roof/	3,400		100		Attic insulation and wrapping p		07-09-2024	SR	01		03	Cycl Insp Comp
EXPC-22-5	08-10-2022	835	Sid/Wind/Roof/	126,800		100		Replacing existing flat roofs on		04-27-2020	GM	04		FR	Field Review
										02-01-2019	EO	03		16	In Office Review
										08-31-2018	SR	02		03	Cycl Insp Comp
										04-11-2017	JR	03		16	In Office Review
										12-15-2016	JR	03		16	In Office Review
										02-18-2016	AL	22		22	Change of Address

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	3030	TIMESHARE M-	DV	4	Hyannis	1.710	AC	330,000.00	1.00000	C	1.00	CI11	1.100	83.6% COMMON AREA IN	0	363,000	620,700
Total Card Land Units						1.71	AC	Parcel Total Land Area: 1.71					Total Land Value		620,700		

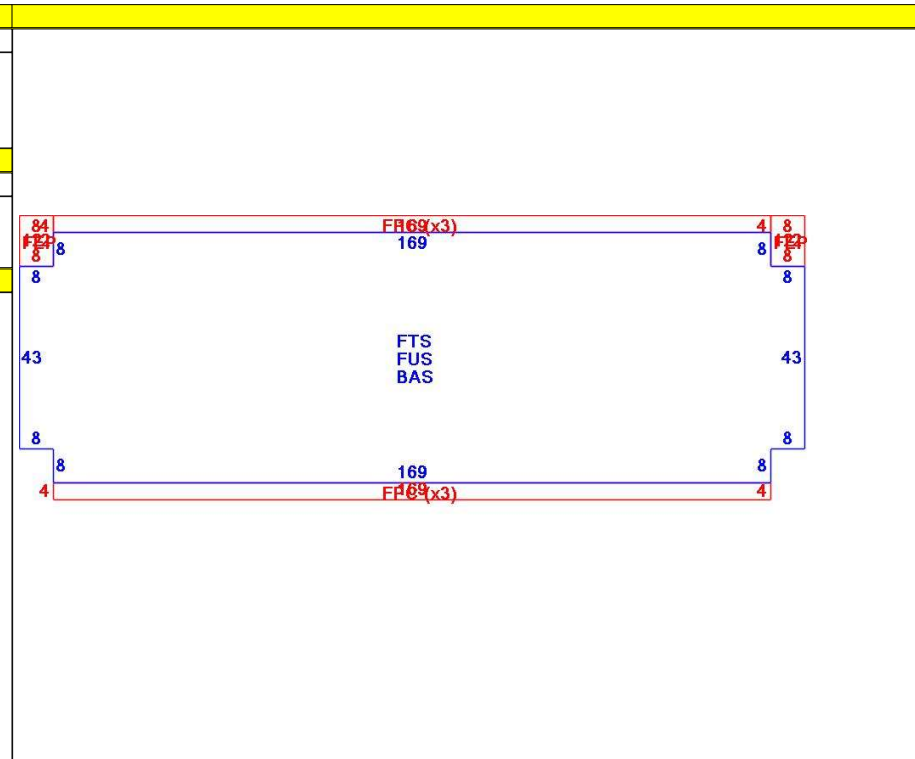
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	66	Hotel			
Model	94	Commercial			
Grade	C	Average			
Stories	3				
Occupancy					
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		2,945,493
Interior Floor 2	23	Laminate			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1987
AC Type	05	AC in Model	Effective Year Built		1996
Size Adj Tbl	3010	MOTELS M94	Depreciation Code		A
Total Rooms	76		Remodel Rating		
Bedrooms	76		Year Remodeled		
Full Bathrooms	76		Depreciation %		22
Bath Split			Functional Obsol		
Rms/Partitions	03	ABOVE AVERAGE	External Obsol		
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	03	MASONRY	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	06	CEIL & WALLS	Percent Good		78
Common Wall			RCNLD		2,297,500
Wall Height	8.00		Dep % Ovr		
1st Floor Use:			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
FOPC	Open Prch-roof,	B	4,056	55.00	1993		78		0.00	105,800
FEP	Enclosed porch	B	384	70.00	1993		78		0.00	16,100
PAV1	PAVING-ASPH	L	40,000	3.00	1994		50		0.00	60,000
SHED	Shed	L	240	18.00	2018		98		0.00	4,200
PKBR	Parking Bumper	L	53	52.17	2018		98		0.00	2,700
FGPL	Flagpole-25'	L	1	2229.00	2018		98		0.00	2,200
SGN2	DOUBLE SIDE	L	28	39.53	2018		98		0.00	1,100
SGNP	SIGN POST 6"	L	12	10.66	2018		98		0.00	100
FNC3	FENCE-6' CHAI	L	224	22.04	2018		98		0.00	4,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	10,659	10,659	10,659	93.25	993,985
FEP	Enclosed Porch	0	192	67	32.54	6,248
FPC	Open Porch Conc. Floor	0	4,056	608	13.98	56,698
FTS	Finished Third Story	10,659	10,659	10,126	88.59	944,281
FUS	Upper Story	10,659	10,659	10,126	88.59	944,281
Ttl Gross Liv / Lease Area		31,977	36,225	31,586		2,945,493



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COURTYARD VACATION CLUB INC						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
125 NORTH STREET					4	COMMERC.	3030	3,493,290	3,493,300	
HYANNIS MA 02601		SUPPLEMENTAL DATA				COM LAND	3030	620,700	620,700	VISION
		Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 #DL 2 GIS ID F_987738_2700719		Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		4,113,990	4,114,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COURTYARD VACATION CLUB INC		6029 0156	11-19-1987	U	I	0	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2025	3030	3,493,300	2024	3030	3,493,300	2023	3030	3,288,600
									3030	620,700		3030	620,700		3030	620,700
								Total		4,114,000	Total		4,114,000	Total		3,909,300

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)						3,055,690		
CI11								HYAN		Appraised Xf (B) Value (Bldg)						161,200		
										Appraised Ob (B) Value (Bldg)						276,400		
										Appraised Land Value (Bldg)						620,700		
										Special Land Value						0		
										Total Appraised Parcel Value						4,113,990		
										Valuation Method						I		
										Total Appraised Parcel Value						4,113,990		

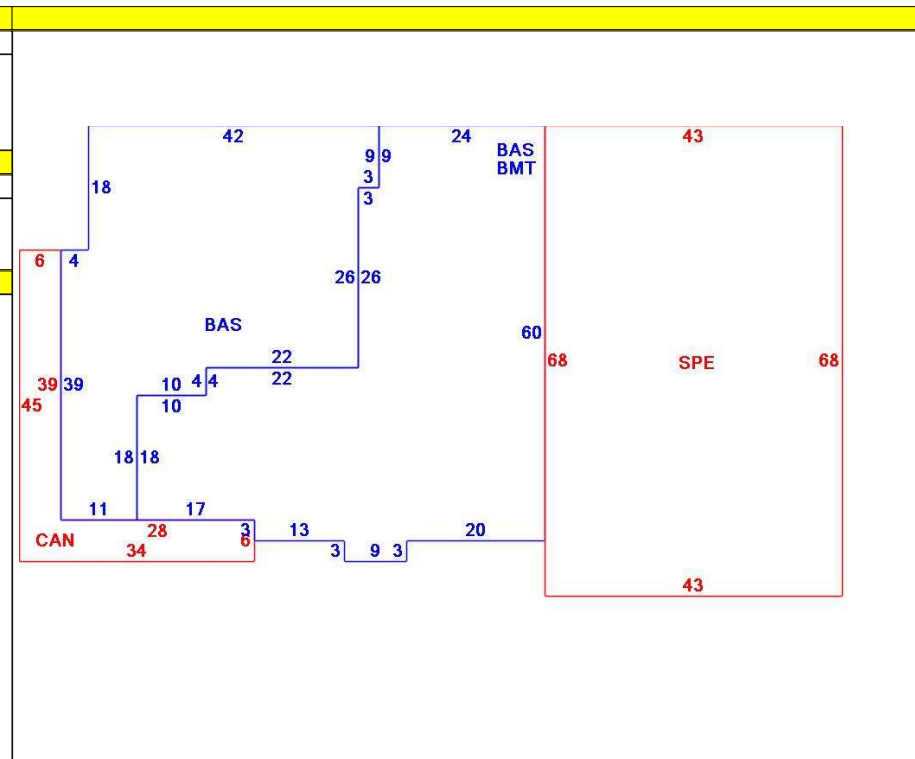
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result

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	3030	TIMESHARE M-	DV	4		0 SF	0.00	1.00000	5	1.00	CI11	1.100		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 1.71						Total Land Value		620,700

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description					
Style	107	Club House								
Model	94	Commercial								
Grade	C	Average								
Stories	1									
Occupancy			MIXED USE							
Exterior Wall 1	20	Brick/Masonry	Code	Description		Percentage				
Exterior Wall 2	25	Vinyl Siding	3030	TIMESHARE M-94		100				
Roof Structure	03	Gable/Hip				0				
Roof Cover	03	Asph/F Gls/Cmp				0				
Interior Wall 1	05	Drywall	COST / MARKET VALUATION							
Interior Wall 2			RCN		877,191					
Interior Floor 1	14	Carpet	Year Built		1987					
Interior Floor 2	23	Laminate	Effective Year Built		1996					
Heating Fuel	03	Gas	Depreciation Code		A					
Heating Type	04	Hot Air	Remodel Rating							
AC Type	03	Central	Year Remodeled							
Size Adj Tbl	3801	CLUB HSE M94	Depreciation %		22					
Total Rooms			Functional Obsol							
Bedrooms			External Obsol							
Full Bathrooms			Trend Factor		1					
Bath Split			Condition							
Rms/Partitions	02	AVERAGE	Condition %							
Heat/AC	02	HEAT/AC SPLIT	Percent Good		78					
Frame Type	03	MASONRY	RCNLD		684,200					
Baths/Plumbing	02	AVERAGE	Dep % Ovr							
Ceiling/Wall	06	CEIL & WALLS	Dep Ovr Comment							
Common Wall			Misc Imp Ovr							
Wall Height	8.00		Misc Imp Ovr Comment							
1st Floor Use:			Cost to Cure Ovr							
Sewer Occupan			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
BMT	Basement-Unfin	B	2,329	26.01	1993		78		0.00	39,300
SPL7	Swim Pool Encl	L	2,924	86.62	1987		63	C	1.00	159,600
SPL7	Indoor Pool	L	1,012	70.00	1987		26	00	1.00	18,400
PAT2	Patio-Good	L	322	9.94	2018		99		0.00	3,200
FNC3	FENCE-6' CHAI	L	224	22.04	2018		98		0.00	4,800
CNPY	Canopy-light or	L	444	29.31	2018		98		0.00	12,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,071	4,071	4,071	169.80	691,259	
BMT	Basement Area	0	2,329	466	33.97	79,127	
CAN	Canopy	0	438	44	17.06	7,471	
SPE	Pool Enclosure	0	2,924	585	33.97	99,333	
Ttl Gross Liv / Lease Area		4,071	9,762	5,166		877,190	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COURTYARD VACATION CLUB INC						Description	Code	Appraised	Assessed
125 NORTH STREET					4	COMMERC.	3030	3,493,290	3,493,300
HYANNIS MA 02601						COM LAND	3030	620,700	620,700
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel YES ResExpt Q #DL 1 #DL 2 GIS ID F_987738_2700719				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		4,113,990	4,114,000

801
FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COURTYARD VACATION CLUB INC		6029 0156	11-19-1987	U	I	0	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2025	3030	3,493,300	2024	3030	3,493,300	2023	3030	3,288,600
									3030	620,700		3030	620,700		3030	620,700
								Total		4,114,000	Total		4,114,000	Total		3,909,300

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											
CI11				HYAN											

NOTES										APPRAISED VALUE SUMMARY					
MARRIOTT COURTYARD										Appraised Bldg. Value (Card)		3,055,690			
										Appraised Xf (B) Value (Bldg)		161,200			
										Appraised Ob (B) Value (Bldg)		276,400			
										Appraised Land Value (Bldg)		620,700			
										Special Land Value		0			
										Total Appraised Parcel Value		4,113,990			
										Valuation Method		I			
										Total Appraised Parcel Value		4,113,990			

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	3030	TIMESHARE M-	DV	4		0 SF	0.00	1.00000	5	1.00	CI11	1.100		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 1.71						Total Land Value		620,700

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	39	Motel							
Model	94	Commercial							
Grade	C	Average							
Stories	1.5								
Occupancy									
Exterior Wall 1	14	Wood Shingle							
Exterior Wall 2									
Roof Structure	03	Gable/Hip							
Roof Cover	01	Metal/Tin							
Interior Wall 1	05	Drywall							
Interior Wall 2									
Interior Floor 1	14	Carpet			RCN		264,407		
Interior Floor 2									
Heating Fuel	03	Gas			Year Built		1987		
Heating Type	05	Hot Water			Effective Year Built		1996		
AC Type	03	Central			Depreciation Code		A		
Size Adj Tbl	3010	MOTELS M94			Remodel Rating				
Total Rooms	2				Year Remodeled				
Bedrooms	2				Depreciation %		22		
Full Bathrooms	2				Functional Obsol				
Bath Split	20	2 Full-0 Half			External Obsol				
Rms/Partitions	03	ABOVE AVERAGE			Trend Factor		1		
Heat/AC	02	HEAT/AC SPLIT			Condition				
Frame Type	02	WOOD FRAME			Condition %				
Baths/Plumbing	02	AVERAGE			Percent Good		78		
Ceiling/Wall	06	CEIL & WALLS			RCNLD		206,200		
Common Wall					Dep % Ovr				
Wall Height	12.00				Dep Ovr Comment				
1st Floor Use:					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
WDC	Wood Decking	L	40	20.00	2018		98		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	784	784	784	212.03	166,235
CAN	Canopy	0	576	58	21.35	12,298
FUS	Upper Story	424	424	403	201.53	85,450
WDK	Wood Deck	0	40	2	10.60	424
Ttl Gross Liv / Lease Area		1,208	1,824	1,247		264,407

