

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HYANNIS LSOF INVESTMENT LLC								Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
225 WATER STREET SUITE #A-125 PLYMOUTH MA 02360							4	COMMERC.	3000	15,058,300	15,058,300	
<b>SUPPLEMENTAL DATA</b>												<b>VISION</b>
Alt Prcl ID				Plan Ref. 576/40, 128/29		Land Ct# 31689-A						
Split Zonin RC-1;HB;B				#SR BEARSE'S WAY &		Life Estate						
BID Parcel ResExpt Q				PP STATU		Assoc Pid#						
								Total		22,093,200	22,093,200	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HYANNIS LSOF INVESTMENT LLC				35530	285	12-08-2022	U	I	47,000,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HEARTH 'N KETTLE PROPERTIES LP				15617	0338	09-19-2002	U	I	0	1E	2025	3000	15,058,300	2024	3000	14,750,400	2023	3000	14,750,400
HEARTH 'N KETTLE PROPERTIES LP				C160	0	12-28-2000	Q	I	7,522,500	00		3000	7,034,900		3000	7,034,900		3000	7,034,900
SLT REALTY LIMITED PARTNERSHIP				C145	0	09-12-1997	U	I	8,967,760	1B									
FLATLEY, THOMAS J TR				C127	0	10-15-1992	U	I	4,000,000	L									
								Total		22,093,200	Total		21,785,300	Total		21,785,300	Total		21,785,300

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI23			HYAN

NOTES			
--CAPE CODDER RESORT--		LCF/E = MKT/INC ADJ	
W/HEARTH & KETTLE RESTAURANT			
260 ROOMS + 12 TIMESHARE			

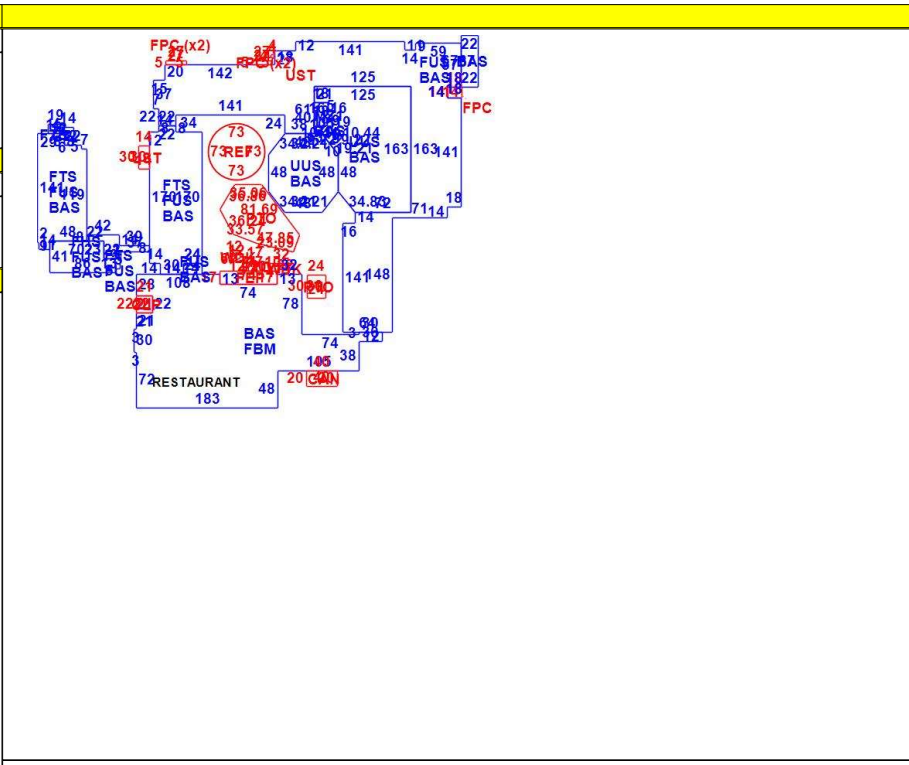
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDC-24-25	10-25-2024	809		21,200		0		2 decks, um 10x10 and other 6		04-26-2024	SR	02		13	CALL BACK
BLDC-24-13	07-05-2024	881		105,000		0		Renovation of the "Gazebo" fa		04-27-2020	GM	04		FR	Field Review
SM-24-72	06-26-2024	834		248,499		0		Margaritville Renovation = Fur		02-01-2019	RB	03		16	In Office Review
BLDC-24-12	06-18-2024	881		175,000		0		Reconfigure current meeting s		09-18-2017	TR	03		16	In Office Review
BLDC-24-11	06-11-2024	881		450,000		0		Renovation of existing lower le		08-18-2017	SR	01		02	Bldg Permit Completed
BLDC-24-96	05-15-2024	881	Alt-Int work-Co	450,000		0		Renovate ballroom. New carpe							
SIGN-24-64	05-06-2024	836	Sign	0	06-30-2024	100	06-30-2024	Sign on the facade of the buildi							

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	3000	HOTELS	SPLI	4	Hyannis	12.540	AC	330,000.00	1.00000	C	0.80	CI23	2.500	ALL SITE-INC/MKT ADJ		561,000	7,034,900	
Total Card Land Units						12.54	AC	Parcel Total Land Area:						12.54	Total Land Value			7,034,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	66	Hotel			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	273.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	30	Cement 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		24,821,291
Interior Floor 2	15	Quarry Tile			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1973
AC Type	05	AC in Model	Effective Year Built		1997
Size Adj Tbl	3000	HOTELS	Depreciation Code		G
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		21
Bath Split	00	0 Full-0 Half	Functional Obsol		0
Rms/Partitions	03	ABOVE AVERAGE	External Obsol		20
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	03	ABOVE AVERAGE	Condition %		
Ceiling/Wall	06	CEIL & WALLS	Percent Good		59
Common Wall	00	0%	RCNLD		14,644,600
Wall Height	12.00		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		

MIXED USE		
Code	Description	Percentage
3000	HOTELS	100
		0
		0

COST / MARKET VALUATION	
RCN	24,821,291
Year Built	1973
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	20
Trend Factor	1
Condition	
Condition %	
Percent Good	59
RCNLD	14,644,600
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
TEN	Tennis Court 72	L	7,200	6.84	1985		22	00	1.00	10,800
PAV1	PAVING-ASPH	L	100,00	3.00	1985		32		0.00	96,000
SPL3	Pool Gunite	L	1,620	75.00	1996		44	00	1.00	48,100
SGN3	DBL SIDED W/I	L	36	199.92	2023		98		0.00	7,100
SGN2	DOUBLE SIDE	L	40	39.53	2023		78		0.00	1,200
GEN1	Large Generato	L	2	29300.00	2008		78		0.00	45,700
LP10	Light Pole per L	L	320	108.16	2008		78		0.00	27,000
LTHL	Halide Light Flx	L	16	1495.00	2008		78		0.00	18,700
SPL7	Indoor Pool	L	1,600	70.00	1992		36	00	1.00	40,300
LDW	Loading Dock w	L	462	38.85	1992		46		0.00	8,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value	
BAS	First Floor	136,893	136,893	136,893	93.19	12,756,990	
CAN	Canopy	0	800	80	9.32	7,455	
CLP	Loading Platform	0	462	46	9.28	4,287	
FBM	Fin Bsmnt	19,019	38,038	15,215	37.28	1,417,878	
FEP	Enclosed Porch	0	1,258	440	32.59	41,003	
FHS	Half Story	2,578	3,223	2,417	69.88	225,239	
FPC	Open Porch Conc. Floor	0	792	119	14.00	11,090	
FTS	Finished Third Story	22,386	22,386	21,267	88.53	1,981,861	
FUS	Upper Story	72,131	72,131	68,524	88.53	6,385,717	
MZ1	Mezz Unfin	555	1,110	444	37.28	41,376	
Ttl Gross Liv / Lease Area		253,562	312,756	266,353		24,821,302	



04/26/2024

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HYANNIS LSOF INVESTMENT LLC  225 WATER STREET SUITE #A-125 PLYMOUTH MA 02360								Description	Code	Appraised	Assessed							
								COMMERC.	3000	15,058,300	15,058,300							
								COM LAND	3000	7,034,900	7,034,900							
				<b>SUPPLEMENTAL DATA</b>														
				Alt Prcl ID	Split Zonin RC-1;HB;B		Plan Ref. 576/40, 128/29											
				BID Parcel			Land Ct# 31689-A											
				ResExpt Q			#SR BEARSE'S WAY &											
				#DL 1	LOTS UN & 1		Life Estate											
				#DL 2			PP STATU											
				GIS ID	F_981110_2708535		Assoc Pid#											
								Total		22,093,200	22,093,200							
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										Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
										2025	3000	15,058,300	2024	3000	14,750,400	2023	3000	14,750,400
											3000	7,034,900		3000	7,034,900		3000	7,034,900
										Total		22,093,200	Total		21,785,300	Total		21,785,300
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														
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch										
CI23								HYAN										
NOTES																		
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
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Total Card Land Units						Parcel Total Land Area:						Total Land Value						7,034,900

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Heating Type	04	Hot Air				Remodel Rating					
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Total Rooms						Functional Obsol					
Bedrooms	00					External Obsol					
Full Bathrooms	0	0 Full-0 Half				Trend Factor					
Bath Split	00					Condition					
Rms/Partitions	03	ABOVE AVERAGE				Condition %					
Heat/AC	01	HEAT/AC PKGS				Percent Good					
Frame Type	02	WOOD FRAME				RCNLD					
Baths/Plumbing	03	ABOVE AVERAGE				Dep % Ovr					
Ceiling/Wall	06	CEIL & WALLS				Dep Ovr Comment					
Common Wall	00	0%				Misc Imp Ovr					
Wall Height	12.00					Misc Imp Ovr Comment					
1st Floor Use:	3010					Cost to Cure Ovr					
Sewer Occupan						Cost to Cure Ovr Comment					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
FNCV	FENCE 6' VINY	L	120	41.65	1992		46		0.00	2,300	
ELV2	Elevator-Hotel 2	B	1	61667.00	1993		59		0.00	36,400	
SPR1	SPRINKLERS-	B	29,700	4.10			59		0.00	71,800	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
PTO	Patio	0	6,422	321	4.66	29,914					
REF	Reference Only	0	4,185	0	0.00	0					
UST	Utility Enclosure	0	436	44	9.40	4,100					
UUS	Upper Story, Unfinished	0	24,140	20,519	79.21	1,912,155					
WDK	Wood Deck	0	480	24	4.66	2,237					
Ttl Gross Liv / Lease Area											