

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION				
LORUSSO, LILA LEE ESTATE OF C/O CAPE COD AGGREGATES 1550 PHINNEY'S LANE BARNSTABLE MA 02630-0517											Description	Code	Appraised		Assessed							
										COMMERC.	3010	691,100		691,100								
								4		COM LAND	3010	849,100		849,100								
				SUPPLEMENTAL DATA										Total		1,540,200					1,540,200	
				Alt Prcl ID Split Zonin HB;B BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_983240_2707587				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
LORUSSO, LILA LEE ESTATE OF THOMPSON, MARK & PARKER, EDITH TRS PELLETIER, ANTHONY F PELLETIER, ANTHONY F & JOAN				33639	122	01-04-2021	U	I	0		1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				5840	0014	07-15-1987	Q	I	540,000		U	2025	3010	691,100	2024	3010	694,200	2023	3010	694,200		
				4304	0024	11-01-1984	U	I	0		A		3010	849,100		3010	849,100		3010	849,100		
				1517	0691	07-15-1971	U	I	0			Total		1,540,200	Total		1,543,300	Total		1,543,300		
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 Appraised Bldg. Value (Card) 663,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 27,200 Appraised Land Value (Bldg) 849,100 Special Land Value 0 Total Appraised Parcel Value 1,540,200 Valuation Method C Total Appraised Parcel Value 1,540,200										
Nbhd		Nbhd Name		B		Tracing		Batch														
CI15								HYAN														
NOTES																						
--HYANNIS STAR MOTOR INN-- 14 MOTEL UNITS & 2 RANCHES																						
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				
17-36		02-07-2017		803	Addn Alt-Comm		40,000	08-16-2018	100	07-11-2017	remodel of rooms 1-4. 4 new B		01-04-2024	AG	22		22	Change of Address				
													04-27-2020	GM	04		FR	Field Review				
													08-16-2018	SR	02		02	Bldg Permit Completed				
													08-16-2018	SR	02		03	Cycl Insp Comp				
													12-17-2014	JR	03		03	Cycl Insp Comp				
													10-17-2008	NF	03		16	In Office Review				
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	3010	MOTELS M94	SPLI	4	Hyannis	1.000	AC	330,000.00	1.00000	C	1.00	CI23	2.500	SITE			0	825,000	825,000			
1	3010	MOTELS M94		4		0.340	AC	39,600.00	1.78966	R	1.00		1.000	EXCS			0	70,872.12	24,100			
Total Card Land Units						1.34	AC	Parcel Total Land Area: 1.34						Total Land Value						849,100		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style	39	Motel									
Model	94	Commercial									
Grade	D	Below Average									
Stories	1										
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	23	Laminate									
Interior Floor 2	14	Carpet									
Heating Fuel	03	Gas									
Heating Type	04	Hot Air									
AC Type	05	AC in Model									
Size Adj Tbl	3010	MOTELS M94									
Total Rooms											
Bedrooms	6										
Full Bathrooms	6										
Bath Split	70	7 Full-0 Half									
Rms/Partitions	02	AVERAGE									
Heat/AC	01	HEAT/AC PKGS									
Frame Type	02	WOOD FRAME									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	06	CEIL & WALLS									
Common Wall	00	0%									
Wall Height	10.00										
1st Floor Use:	3010										
Sewer Occupan											

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	4,500	3.00	1985		32		0.00	4,300
SGN2	DOUBLE SIDE	L	60	39.53	2000		62		0.00	1,500
SGNP	SIGN POST 6"	L	12	10.66	2000		62		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,600	2,600	2,600	130.61	339,573	
FPC	Open Porch Conc. Floor	0	740	111	19.59	14,497	
Ttl Gross Liv / Lease Area		2,600	3,340	2,711		354,070	

4	BAS	130		20	20	20	
20							
24							
	FPC	130					
		1384					
	6	18	6				
	FPD						

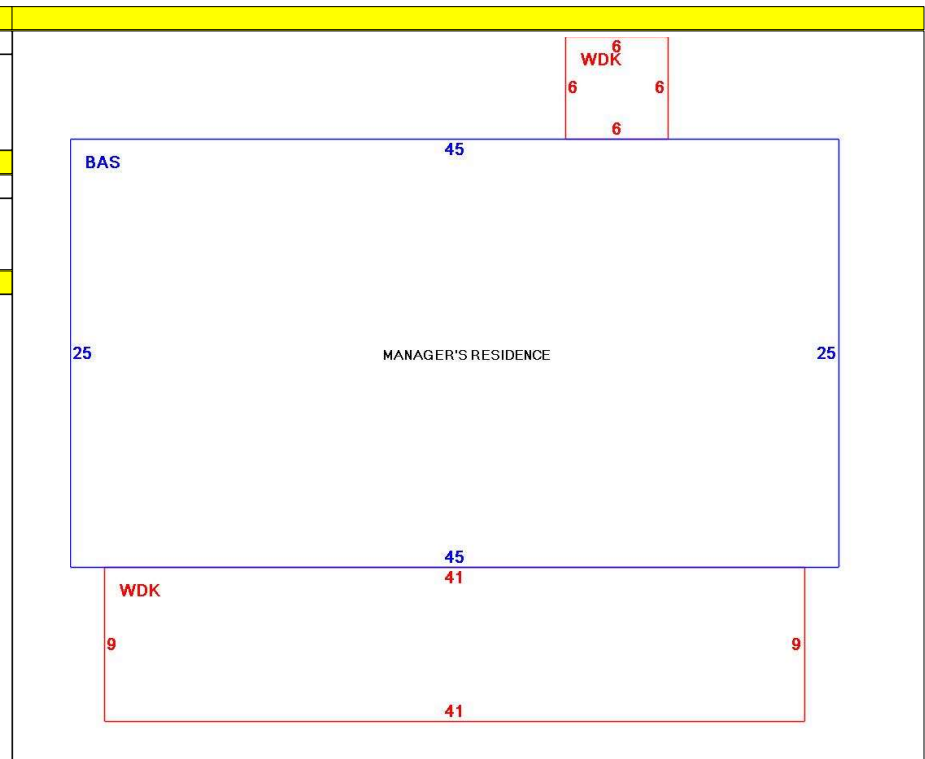


State Use 3010
Print Date 12/20/2024 9:34:45 P

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style	01	Ranch									
Model	94	Commercial									
Grade	C	Average									
Stories	1										
Occupancy	1.00										
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	05	Vinyl/Asphalt									
Heating Fuel	03	Gas									
Heating Type	04	Hot Air									
AC Type	01	None									
Size Adj Tbl	010C	Single Fam M94									
Total Rooms											
Bedrooms	02										
Full Bathrooms	2										
Bath Split	20	2 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	10.00										
1st Floor Use:	3010										
Sewer Occupan											

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
PAT2	Patio-Good	L	388	9.94	2018		98		0.00	3,700
SHED	Shed	L	576	18.00	2018		98		0.00	10,200
SHED	Shed	L	64	18.00	2018		98		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,125	1,125	1,125	108.03	121,534	
WDK	Wood Deck	0	405	20	5.33	2,161	
Ttl Gross Liv / Lease Area		1,125	1,530	1,145		123,695	

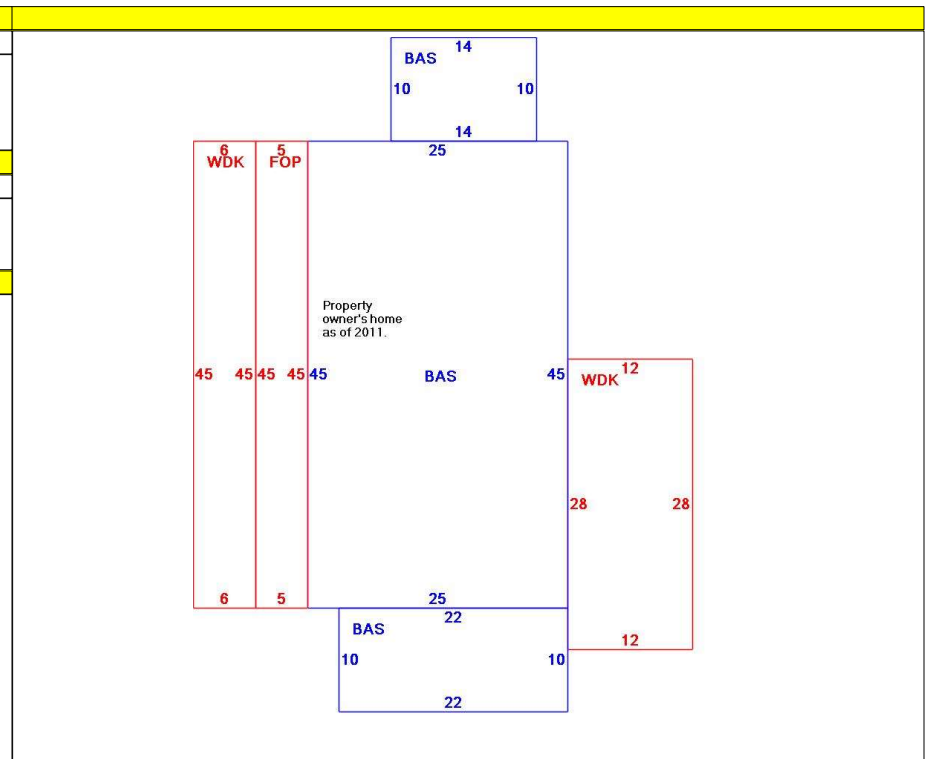


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION						
LORUSSO, LILA LEE ESTATE OF C/O CAPE COD AGGREGATES 1550 PHINNEY'S LANE BARNSTABLE MA 02630-0517								Description	Code	Appraised	Assessed									
								COMMERC.	3010	691,100	691,100									
							4	COM LAND	3010	849,100	849,100									
SUPPLEMENTAL DATA																				
Alt Prcl ID Split Zonin HB;B BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_983240_2707587				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#																
						Total		1,540,200		1,540,200										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
LORUSSO, LILA LEE ESTATE OF THOMPSON, MARK & PARKER, EDITH TRS PELLETIER, ANTHONY F PELLETIER, ANTHONY F & JOAN		33639	122	01-04-2021	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		5840	0014	07-15-1987	Q	I	540,000	U	2025	3010	691,100	2024	3010	694,200	2023	3010	694,200			
		4304	0024	11-01-1984	U	I	0	A		3010	849,100		3010	849,100		3010	849,100			
		1517	0691	07-15-1971	U	I	0		Total	1,540,200	Total	1,543,300	Total	1,543,300						
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						APPRAISED VALUE SUMMARY											
Nbhd			Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					663,900				
CI15									HYAN		Appraised Xf (B) Value (Bldg)					0				
											Appraised Ob (B) Value (Bldg)					27,200				
											Appraised Land Value (Bldg)					849,100				
											Special Land Value					0				
											Total Appraised Parcel Value					1,540,200				
											Valuation Method					C				
											Total Appraised Parcel Value					1,540,200				
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	SPLI	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: 1.34						Total Land Value						849,100

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style	01	Ranch									
Model	94	Commercial									
Grade	C	Average									
Stories	1										
Occupancy	1.00										
Exterior Wall 1	25	Vinyl Siding									
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		164,302						
Interior Floor 2	05	Vinyl/Asphalt									
Heating Fuel	03	Gas									
Heating Type	04	Hot Air	Year Built		1960						
AC Type	03	Central	Effective Year Built		1994						
Size Adj Tbl	010C	Single Fam M94	Depreciation Code		G						
Total Rooms			Remodel Rating								
Bedrooms	2		Year Remodeled								
Full Bathrooms	2		Depreciation %		23						
Bath Split	20	2 Full-0 Half	Functional Obsol		0						
Rms/Partitions	02	AVERAGE	External Obsol		0						
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1						
Frame Type	02	WOOD FRAME	Condition								
Baths/Plumbing	02	AVERAGE	Condition %								
Ceiling/Wall	06	CEIL & WALLS	Percent Good		77						
Common Wall	00	0%	RCNLD		126,500						
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
GRN3	COMM PLASTI	L	120	8.34	2018		88	C	1.00	900
GEN	Emergency Ge	L	1	5550.00	2018		98		0.00	5,400

BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BAS	First Floor	1,485	1,485	1,485	106.07	157,513		
FOP	Open Porch	0	225	34	16.03	3,606		
WDK	Wood Deck	0	606	30	5.25	3,182		
Ttl Gross Liv / Lease Area		1,485	2,316	1,549		164,301		



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION											
LORUSSO, LILA LEE ESTATE OF C/O CAPE COD AGGREGATES 1550 PHINNEY'S LANE BARNSTABLE MA 02630-0517												Description		Code		Appraised		Assessed													
												COMMERC.		3010		691,100		691,100													
										4				COM LAND		3010		849,100				849,100									
SUPPLEMENTAL DATA																															
				Alt Prcl ID Split Zonin HB;B BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_983240_2707587				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#																							
														Total		1,540,200		1,540,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
LORUSSO, LILA LEE ESTATE OF THOMPSON, MARK & PARKER, EDITH TRS PELLETIER, ANTHONY F PELLETIER, ANTHONY F & JOAN				33639 122		01-04-2021		U		I		0		1F		Year		Code		Assessed		Year		Code		Assessed					
				5840 0014		07-15-1987		Q		I		540,000		U		2025		3010		691,100		2024		3010		694,200					
				4304 0024		11-01-1984		U		I		0		A		3010		849,100		849,100		2023		3010		849,100					
				1517 0691		07-15-1971		U		I		0				Total		1,540,200		Total		1,543,300		Total		1,543,300					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description																Number		Amount		Comm Int	
																		APPRAISED VALUE SUMMARY													
																		Appraised Bldg. Value (Card) 663,900													
																		Appraised Xf (B) Value (Bldg) 0													
																		Appraised Ob (B) Value (Bldg) 27,200													
																		Appraised Land Value (Bldg) 849,100													
																		Special Land Value 0													
																		Total Appraised Parcel Value 1,540,200													
																		Valuation Method C													
																		Total Appraised Parcel Value 1,540,200													
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			

State Use 3010
Print Date 12/20/2024 9:34:46 P

Diagram illustrating a 60x60 grid with a blue border and a red border. The blue border is 16 units wide and 60 units high. The red border is 4 units wide and 60 units high. The text "BAS" is in the center, and "60" is at the bottom center.

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	139.88	134,288
FPC	Open Porch Conc. Floor	0	240	36	20.98	5,036
Ttl Gross Liv / Lease Area		960	1,200	996		139,324

State Use 3010
Print Date 12/20/2024 9:34:47 P

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style	39	Motel									
Model	94	Commercial									
Grade	D	Below Average									
Stories	1										
Occupancy	4.00										
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	23	Laminate									
Interior Floor 2											
Heating Fuel	04	Electric									
Heating Type	04	Hot Air									
AC Type	05	AC in Model									
Size Adj Tbl	3010	MOTELS M94									
Total Rooms											
Bedrooms	01										
Full Bathrooms	0										
Bath Split	40	4 Full-0 Half									
Rms/Partitions	02	AVERAGE									
Heat/AC	01	HEAT/AC PKGS									
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											

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	1,040	1,040	1,040	134.75	140,140	
FPC	Open Porch Conc. Floor	0	400	60	20.21	8,085	
Ttl Gross Liv / Lease Area		1,040	1,440	1,100		148,225	

