

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION					
AARIA HOSPITALITY, LLC 111 MOHAWK PATH HOLLISTON MA 01746												Description		Code	Appraised		Assessed								
												COMMERC.		3000	2,126,300		2,126,300								
										4				COM LAND		3000	321,700		321,700						
SUPPLEMENTAL DATA																									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_989579_2700977								Plan Ref. Land Ct# #SR Life Estate PP STATU GOES WITH 327/ Assoc Pid#				Total		2,448,000		2,448,000									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
AARIA HOSPITALITY, LLC				31813 0305		01-31-2019		U	I	7,700,000		1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
SUPERIOR HOTEL MANAGEMENT CORPOR				0000 0000		01-02-2002		U	I	0		1B	2025	3000	2,126,300	2024	3000	2,102,400	2023	3000	2,102,400				
DAALE & MARTINO INC				13248 0344		09-19-2000		U	I	1,947,712		1													
ELLIOTT, JOHN H TR &				C152 0		02-26-1999		U	I	800,000		1J													
ELLIOTT, JOHN H TR				C150 0		11-19-1998		U	I	1		1A	Total		2,448,000		Total		2,424,100		Total		2,424,100		
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)2,076,000 Appraised Xf (B) Value (Bldg)38,800 Appraised Ob (B) Value (Bldg)11,500 Appraised Land Value (Bldg)321,700 Special Land Value0 Total Appraised Parcel Value2,448,000 Valuation MethodC Total Appraised Parcel Value2,448,000										
Total				0.00																					
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)2,076,000 Appraised Xf (B) Value (Bldg)38,800 Appraised Ob (B) Value (Bldg)11,500 Appraised Land Value (Bldg)321,700 Special Land Value0 Total Appraised Parcel Value2,448,000 Valuation MethodC Total Appraised Parcel Value2,448,000											
Nbhd		Nbhd Name				B		Tracing				Batch													
CI09												HYAN													
NOTES														P/O HERITAGE HOUSE HOTEL											

Property Location 540 OLD COLONY ROAD
Vision ID 27550 Account # 242286

Map ID 327/ 128/ //
Bldg # 1

Bldg Name HERITAGE HOUSE HOTEL
Sec # 1 of 1 Card # 1 of 2

State Use 3000
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CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element		Cd	Description			Element		Cd	Description	
Style	66		Hotel							
Model	94		Commercial							
Grade	C		Average							
Stories	2									
Occupancy	24.00					MIXED USE				
Exterior Wall 1	25		Vinyl Siding			Code	Description		Percentage	
Exterior Wall 2						3000	HOTELS		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		1,288,338		
Interior Floor 1	14		Carpet							
Interior Floor 2										
Heating Fuel	06		Typical			Year Built		1976		
Heating Type	04		Hot Air			Effective Year Built		1997		
AC Type	05		AC in Model			Depreciation Code		G		
Size Adj Tbl	3000		HOTELS			Remodel Rating				
Total Rooms						Year Remodeled				
Bedrooms	09					Depreciation %		21		
Full Bathrooms	0					Functional Obsol		0		
Bath Split	00		0 Full-0 Half			External Obsol		0		
Rms/Partitions	03		ABOVE AVERAGE			Trend Factor		1		
Heat/AC	01		HEAT/AC PKGS			Condition				
Frame Type	02		WOOD FRAME			Condition %				
Baths/Plumbing	03		ABOVE AVERAGE			Percent Good		79		
Ceiling/Wall	08		TYPICAL			RCNLD		1,017,800		
Common Wall	00		0%			Dep % Ovr				
Wall Height	10.00					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
PAV1	PAVING-ASPH	L	12,000	3.00	1985		32		0.00	11,500
SPR1	SPRINKLERS-	B	11,968	4.10	1994		79		0.00	38,800
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor				5,984	5,984	5,984	110.31	660,109	
CAN	Canopy				0	96	10	11.49	1,103	
FUS	Upper Story				5,984	5,984	5,685	104.80	627,126	
Ttl Gross Liv / Lease Area					11,968	12,064	11,679		1,288,338	

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