Property Location 35 SCUDDER AVENUE | Map ID 289/ 110/ / / | Bldg Name | State Use 3000
Vision ID 22117 | Account # 194596 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 3 | Print Date 12/20/2024 7:21:22 P

CURRENT OWNER

RIVERVIEW SCHOOL LLC

551 ROUTE 6A

EAST SANDWIC MA 02537

TOPO	UTILITIES	STRT / ROAD	LOCATION
			4

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	239/63, 499/44
Split Zonin	RB;DV	Land Ct#	
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT 2 & 239/63	PP STATU	
#DL 2			
GIS ID	F_985146_2697677	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	3000	10,534,200	10,534,200
COM LAND	3000	6,621,800	6,621,800
Total		17,156,000	17,156,000

801

FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RIVERVIEW SCHOOL LLC	36649	337	10-31-2024	U	I	12,500,000	1
SCUDDER AVENUE LLC	35224	157	06-30-2022	Q	I	11,425,000	00
TFG HYANNIS HOSPITALITY LLC	22498	0088	11-28-2007	Q	I	14,025,000	00
STARWOOD HYANNIS REALTY LLC	20667	0247	01-19-2006	U	I	10	1B
SLT REALTY LIMITED PARTNERSHIP	10948	0273	09-12-1997	U	I	19,973,738	1B

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	3000	10,534,200	2024	3000	10,473,600	2023	3000	10,473,600
	3000	6,621,800		3000	6,621,800		3000	6,621,800
	Total	17,156,000		Total	17,095,400		Total	17,095,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
CI23				HYAN

NOTES

--THE RESORT & CONFERENCE CTR-- *(LCF/E = MKT/INC/VAC ADJ)*

232 ROOMS

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	8,525,600
Appraised Xf (B) Value (Bldg)	357,000
Appraised Ob (B) Value (Bldg)	1,651,600
Appraised Land Value (Bldg)	6,621,800
Special Land Value	0
Total Appraised Parcel Value	17,156,000
Valuation Method	C
Total Appraised Parcel Value	17,156,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
SIGN-23-15	09-21-2023	836	Sign	0		100		Replacing the existing halo lit c
SIGN-23-15	09-21-2023	836	Sign	0		100		re-facing the internally lit existi
SIGN-23-15	09-21-2023	836	Sign	0		100		Re-facing the existing internall
201104253	09-14-2011	CM	Commercial	88,500	06-30-2012	100	06-30-2012	REPAIR TILE BTH WALL-EST
200801819	04-11-2008	OT	Other	55,000	06-30-2009	100	06-30-2009	INSTALL NEW ELEVATOR SH
200801604	04-10-2008	RE	Remodel	35,000	06-30-2009	100	06-30-2009	DEMO 1/3 BALLRM CARPRT.
200800920	02-27-2008	NR	New Roof	40,000	06-30-2008	100	06-30-2008	REROOF

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-27-2020	GM	04		FR	Field Review
09-19-2018	SR	02		03	Cycl Insp Comp
07-12-2011	JR	03		16	In Office Review
07-15-2010	DR	22		22	Change of Address
11-12-2008	JG	03		16	In Office Review
10-01-2008	NF	03		16	In Office Review
07-24-2007	JR	03		15	Abatement Review

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	8.000	AC	330,000.00	1.00000	C	0.70	CI23	2.500	SITE		0	519,750	4,158,000
1	3000	HOTELS	SPLI	4		30.000	AC	39,600.00	1.00000	R	0.70	CI23	2.500	GOLF COURSE		0	51,975	1,559,300
1	3000	HOTELS	SPLI	4		16.300	AC	39,600.00	1.00000	R	0.70	CI23	2.500	BUFFER/EXCS		0	55,440	903,700
1	3000	HOTELS	SPLI	4		0.240	AC	2,375.00	2.84722	0	1.00	WTLC	0.480	WETLAND		0	3,245.91	800

Total Card Land Units 54.54 AC | Parcel Total Land Area: 54.54 | Total Land Value 6,621,800

Property Location	35 SCUDDER AVENUE	Map ID	289/ 110/ / /	Bldg Name		State Use	3000
Vision ID	22117	Account #	194596	Bldg #	1	Sec # 1 of 1	Card # 1 of 3	Print Date	12/20/2024 7:21:23 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	66	Hotel
Model	94	Commercial
Grade	C	Average
Stories	2	
Occupancy	224.00	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2	19	Brick Veneer
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	11	Ceram Clay Til
Heating Fuel	03	Gas
Heating Type	04	Hot Air
AC Type	05	AC in Model
Size Adj Tbl	3000	HOTELS
Total Rooms	224	
Bedrooms	00	
Full Bathrooms	0	
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	08	TYPICAL
Common Wall	00	0%
Wall Height	10.00	
1st Floor Use:	3000	
Sewer Occupan		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

MIXED USE

Code	Description	Percentage
3000	HOTELS	100
		0
		0

COST / MARKET VALUATION

RCN	17,761,637
Year Built	1968
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	30
Trend Factor	1
Condition	
Condition %	
Percent Good	48
RCNLD	8,525,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS
FUS
FBM
BAS
(11,259 sf)
FUS
(46,129 sf)
BAS
FBM
(2,629 sf)
BAS
(41,412 sf)

BAS
(1,614 sf)

BAS
(989 sf)

UST
(224 sf)

THE RESORT & CONFERENCE CENTER @ HYANNIS
TWIN BROOKS GOLF COURSE PAR 3 18 HOLES

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	325,00	3.00	1985		32		0.00	312,000
GLF1	Par 3 Minimum	L	18	38300.00	1985		32		0.00	220,600
FGPL	Flagpole-25'	L	3	2229.00	2011		84		0.00	5,600
SHD2	Shed w/Elec	L	80	26.00	2011		84		0.00	1,700
FNC1	Fence C.L. 6' Vi	L	278	26.45	2011		84		0.00	6,200
FNG4	GATE - 6' VINY	L	100	24.56	2011		84		0.00	2,100
PATF	Flagstone Pave	L	4,536	30.00	2011		84		0.00	85,600
RFCC	Reinforced Con	L	154	7.25	2011		84		0.00	900
FNC1	Fence C.L. 6' Vi	L	25	26.45	2011		84		0.00	600
FNG4	GATE - 6' VINY	L	100	24.56	2011		84		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	114,032	114,032	114,032	94.66	10,794,737
FBM	Fin Bsmnt	11,944	23,888	9,555	37.86	904,515
FUS	Upper Story	67,388	67,388	64,019	89.93	6,060,301
UST	Utility Enclosure	0	224	22	9.30	2,083
	Ttl Gross Liv / Lease Area	193,364	205,532	187,628		17,761,636



Property Location 35 SCUDDER AVENUE | Map ID 289/ 110/ / / | Bldg Name | State Use 3000
Vision ID 22117 | Account # 194596 | Bldg # 1 | Sec # 1 of 1 | Card # 2 of 3 | Print Date 12/20/2024 7:21:23 P

CURRENT OWNER

RIVERVIEW SCHOOL LLC

551 ROUTE 6A

EAST SANDWIC MA 02537

TOPO	UTILITIES	STRT / ROAD	LOCATION
			4

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	239/63, 499/44
Split Zonin	RB;DV	Land Ct#	
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT 2 & 239/63	PP STATU	
#DL 2			
GIS ID	F_985146_2697677	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	3000	10,534,200	10,534,200
COM LAND	3000	6,621,800	6,621,800
Total		17,156,000	17,156,000

801

FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	3000	10,534,200	2024	3000	10,473,600	2023	3000	10,473,600
	3000	6,621,800		3000	6,621,800		3000	6,621,800
	Total	17,156,000		Total	17,095,400		Total	17,095,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
CI23				HYAN

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	8,525,600
Appraised Xf (B) Value (Bldg)	357,000
Appraised Ob (B) Value (Bldg)	1,651,600
Appraised Land Value (Bldg)	6,621,800
Special Land Value	0
Total Appraised Parcel Value	17,156,000
Valuation Method	C
Total Appraised Parcel Value	17,156,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

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

Total Card Land Units | Parcel Total Land Area: | Total Land Value 6,621,800

CONSTRUCTION DETAIL

Element	Cd	Description
Style	66	Hotel
Model	94	Commercial
Grade	C	Average
Stories	2	
Occupancy	224.00	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2	19	Brick Veneer
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	11	Ceram Clay Til
Heating Fuel	03	Gas
Heating Type	04	Hot Air
AC Type	05	AC in Model
Size Adj Tbl	3000	HOTELS
Total Rooms	224	
Bedrooms	00	
Full Bathrooms	0	
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	08	TYPICAL
Common Wall	00	0%
Wall Height	10.00	
1st Floor Use:	3000	
Sewer Occupan		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

MIXED USE

Code	Description	Percentage

COST / MARKET VALUATION

RCN	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	
Condition	
Condition %	
Percent Good	
RCNLD	
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
SPLE	Swim Pool Encl	L	7,840	86.62	2011		74	C	1.00	502,500
SPL7	Indoor Pool	L	1,560	70.00	2011		74	C	1.00	80,800
JCZI	Jacuzzi Outside	L	1	9822.00	2011		84		0.00	8,300
SPL3	Pool Gunite	L	1,400	75.00	2011		74	C	1.00	71,100
SHD2	Shed w/Elec	L	110	26.00	1985		32		0.00	900
LDWL	Load well w/pav	L	1,216	17.23	2018		98		0.00	20,500
CNPF	Canopy-free sta	L	561	11.92	2018		98		0.00	6,600
CNPF	Canopy-free sta	L	4,536	11.92	2018		98		0.00	53,000
UTIL	UTIL BLDG- Lo	L	1,764	16.43	2018		88	C	1.00	25,500
LTLS	Walkwy Lights	L	7	107.56	2018		98		0.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area					

Property Location 35 SCUDDER AVENUE | Map ID 289/ 110/ / / | Bldg Name | State Use 3000
Vision ID 22117 | Account # 194596 | Bldg # 1 | Sec # 1 of 1 | Card # 3 of 3 | Print Date 12/20/2024 7:21:23 P

CURRENT OWNER

RIVERVIEW SCHOOL LLC

551 ROUTE 6A

EAST SANDWIC MA 02537

TOPO	UTILITIES	STRT / ROAD	LOCATION
			4

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	239/63, 499/44
Split Zonin	RB;DV	Land Ct#	
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT 2 & 239/63	PP STATU	
#DL 2			
GIS ID	F_985146_2697677	Assoc Pid#	

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Description	Code	Appraised	Assessed
COMMERC.	3000	10,534,200	10,534,200
COM LAND	3000	6,621,800	6,621,800
	Total	17,156,000	17,156,000

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FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	3000	10,534,200	2024	3000	10,473,600	2023	3000	10,473,600
	3000	6,621,800		3000	6,621,800		3000	6,621,800
	Total	17,156,000		Total	17,095,400		Total	17,095,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	8,525,600
Appraised Xf (B) Value (Bldg)	357,000
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Valuation Method	C
Total Appraised Parcel Value	17,156,000

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
CI23				HYAN

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

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

Total Card Land Units | Parcel Total Land Area: | Total Land Value 6,621,800

Property Location 35 SCUDDER AVENUE | Map ID 289/ 110/ / / | Bldg Name | State Use 3000
Vision ID 22117 | Account # 194596 | Bldg # 1 | Sec # 1 of 1 | Card # 3 of 3 | Print Date 12/20/2024 7:21:23 P

CONSTRUCTION DETAIL

Element	Cd	Description
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Model	94	Commercial
Grade	C	Average
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Exterior Wall 2	19	Brick Veneer
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Roof Cover	03	Asph/F Gls/Cmp
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Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2	11	Ceram Clay Til
Heating Fuel	03	Gas
Heating Type	04	Hot Air
AC Type	05	AC in Model
Size Adj Tbl	3000	HOTELS
Total Rooms	224	
Bedrooms	00	
Full Bathrooms	0	
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	08	TYPICAL
Common Wall	00	0%
Wall Height	10.00	
1st Floor Use:	3000	
Sewer Occupan		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

MIXED USE

Code	Description	Percentage

COST / MARKET VALUATION

RCN	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	
Condition	
Condition %	
Percent Good	
RCNLD	
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
SGN3	DBL SIDED W/I	L	60	199.92	2018		98		0.00	11,800
SGN3	DBL SIDED W/I	L	36	199.92	2018		98		0.00	7,100
GEN1	Large Generato	L	2	29300.00	2018		98		0.00	57,400
LP10	Light Pole per L	L	312	108.16	2018		98		0.00	33,100
PATF	Flagstone Pave	L	5,600	30.00	2018		98		0.00	119,300
WDC	Wood Decking	L	884	20.00	2018		98		0.00	15,600
SPR1	SPRINKLERS-	B	181,42	4.10	1992		48		0.00	357,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area					