

47

SECTION 17

BLOCK A

LOT 2805

ADDRESS

CARD No. 24

ASSESSMENT SUMMARY

PROPERTY DESCRIPTION

REMARKS

| | | |
|----|--------|--|
| 19 | LAND | |
| 19 | BLDGS. | |
| 19 | TOTAL | |
| 19 | LAND | |
| 19 | BLDGS. | |
| 19 | TOTAL | |
| 19 | LAND | |
| 19 | BLDGS. | |
| 19 | TOTAL | |
| 19 | LAND | |
| 19 | BLDGS. | |
| 19 | TOTAL | |
| 19 | LAND | |
| 19 | BLDGS. | |
| 19 | TOTAL | |
| 19 | LAND | |
| 19 | BLDGS. | |
| 19 | TOTAL | |

| LAND RECORD | |
|-------------------|------------|
| NO UTILITIES | LOW |
| NO SEWER | HIGH |
| NO WATER | ROUGH |
| NO GAS | ROCKY |
| NO ELECTRICITY | SWAMPY |
| | HILLSIDE |
| NO STREET | WOODED |
| DIRT STREET | BRUSH LAND |
| SEMI IMPROVED ST. | TILLABLE |
| NO SIDEWALK | |

| LAND VALUE COMPUTATIONS | | | | | | | | | | |
|-------------------------|---------------|------------|--------------|-----------------|------------|-------|----------|-------|--|--|
| FRONTAGE FIGURED | AVERAGE DEPTH | UNIT PRICE | UNIT PERCENT | FRONT FT. PRICE | COR. INFL. | TOTAL | \$ DEPR. | VALUE | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
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| | | |
|----|--------|--|
| 19 | LAND | |
| 19 | BLDGS. | |
| 19 | TOTAL | |
| 19 | LAND | |
| 19 | BLDGS. | |
| 19 | TOTAL | |

| OCCUPANCY | CONSTRUCTION | SIZE | GRADE | AGE | REMODL'D | COND. | PHY. DEP. | FUNCT. DEP. | REPL. VALUE | PHYSICAL VALUE | SOUND VALUE |
|-------------|--------------------|--------------------|-------|------|----------|-------|-----------|-------------|-------------|----------------|-------------|
| ADD'N MOHEL | 2 nd CB | | | 1978 | | G-3 | | | 36,136 | 35,052 | |
| PAVING | BIKIL TOP | 3600 ^{sq} | | 1978 | | G-1 | | | 432 | 410 | |

| EXTERIOR WALLS | | BSMT | 1ST | 2ND | 3RD | PRICE |
|---------------------------|-----------------|------|-----|-----|-----|-----------|
| SOLID COM. BRICK | | | | | | |
| RUBBLE OR NATIVESTONE | | | | | | |
| CONCRETE | | | | | | |
| CEMENT OR CINDER BLOCK | 14 | ✓ | | | | 2291 7868 |
| COM. BR. ON TILE OR C. B. | | | | | | |
| FACE BR. ON TILE OR C. B. | | | | | | |
| FACE BR. ON COM. BR. | | | | | | |
| FACE BR. VENEER | | | | | | |
| COM. BR. VENEER | | | | | | |
| ART. STONE FACING | | | | | | |
| STONE FACING | | | | | | |
| TERRA COTTA FACING | | | | | | |
| STONE OR T. C. TRIM | | | | | | |
| STUCCO ON TILE OR C. B. | | | | | | |
| STUCCO ON FRAME | | | | | | |
| SIDING OR SHINGLES | | | | | | |
| WOOD FRAME WINDOWS | FENESTRA SASH | | | | | |
| PLATE GLASS FRONT | METAL FRAME | | | | | |
| PLASTERED DIRECT | | | | | | |
| PLASTER ON FURRING | | ✓ | ✓ | | | |
| UNFINISHED INTERIOR | | ✓ | ✓ | | | |
| FLOORS & BSMT. AREAS | | | | | | |
| BASEMENT AREA | | ✓ | ✓ | ✓ | | |
| CONCRETE | REN-249 | ✓ | ✓ | ✓ | | |
| EARTH | AREA EXCAVATION | | | | AV. | DEEP |
| PINE OR FIR | | | | | | |
| HARDWOOD | | | | | | |
| SUB FLOOR | | | | | | |
| WOOD JOISTS | | | | | | |
| STEEL JOISTS | | | | | | |
| REINFORCED CONCRETE | | | | | | |
| FLAT ARCH TILE | | | | | | |
| STEEL BEAMS | | | | | | |
| TIMBER BEAMS | | | | | | |
| REIN. CONC. BEAMS | | | | | | |
| CEILING S | | | | | | |
| LATH AND PLASTER | | | | | | |
| PRESSED METAL | | | | | | |
| NO CEILING | | ✓ | ✓ | ✓ | | |
| ACOUSTIC | | ✓ | ✓ | ✓ | | |
| ROOFING & FRAMING | | | | | | |

TOTAL 35462

10/4/78 F.P. ADD 20000 RB

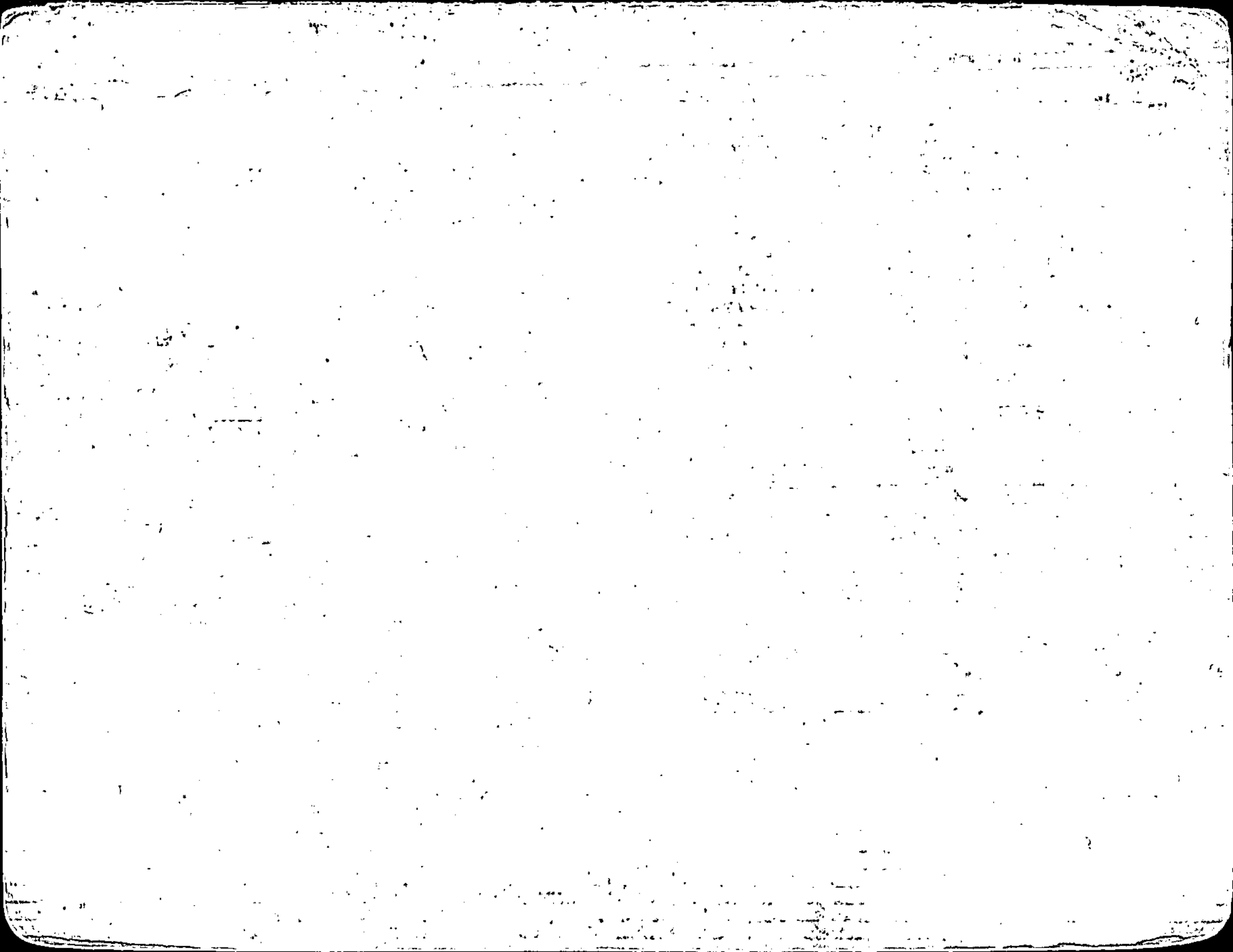
MEASURED LISTED AREA COMP. PRICED

| MISCELLANEOUS ITEMS | | |
|-----------------------|-------------|----|
| CHIMNEYS | | |
| FIREPLACES | | |
| BULKHEADS | | |
| PENT HOUSES | | |
| PASSENGER ELEVATOR | | |
| FREIGHT ELEVATOR | | |
| DUMB WAITERS | | |
| SPRINKLER SYSTEM | | |
| VENTILATING FANS | | |
| REFRIGERATORS | | |
| FIREPROOF CONST. D.K. | STEEL FRAME | 40 |

168

20V

| TAP & SLAG | | PLATE | METAL | LOCATION | GOOD | FAIR | POOR |
|----------------------------|-----------------|-------|-------------|---------------------------------------|---------------------------------|---------------------|-------|
| COMPOSITION | | | | GROSS CUBAGE | | COMPUTATIONS | |
| WOOD JOIST | METAL JOIST | | SHEATHING | | WALLS (VERTICAL) | | 7868 |
| WOOD BEAMS | STEEL BEAMS | | | | DOORS & WINDOWS | | |
| WOOD TRUSSES | STEEL TRUSSES | | | | STORE FRONTS | | |
| SKY LIGHTS | VENTILATORS | | ROOF DRAINS | | FACE BRICK OR WALL TRIM | | |
| PARTITIONS | | | | | MISC | | 208 |
| L. & P. ON WOOD STUDS | | | | 4006.4 | ROOF & FLOORS ETC. (HORIZONTAL) | 478 | 19149 |
| COM. WOOD BOARD | | | HORIZ | | BASEMENT AREA | | |
| PLST. BD. ON STUDS | | | RF 4 | | STAIRS & FIRE ESCAPES | | 1000 |
| PLST. ON TILE OR C. B. | | | Coil 5 | | INTERIOR FINISH | | |
| PLST. ON BRICK | | | FL COV 28 | 568.4 | 2- AREA BALCONY | 1.0 | 681 |
| | | | FL STRY 71 | | OIL BURNER | | |
| STAIRS & FIRE ESCAPES | | | FL 120 | | PLUMBING | | 500 |
| PINE STAIRS | | | FL 40 | | TILING | | |
| HARDWOOD STAIRS | | | FL 120 | 215.4 | 13 CB | | 1590 |
| METAL STAIRS | | | FL 4.78 | 46.4 | 13 CB | | 140 |
| FIRE ESCAPES | | | | | | | |
| INTERIOR FINISH | | | | | | | |
| PINE DOORS & TRIM | | | | | | | |
| HARDWOOD DOORS & TRIM | | | | | | | |
| ENAMEL DOORS & TRIM | | | | | | | |
| FIRE PROOF DOORS | | | | | | | |
| BUILT IN FEATURES | | | | | | | |
| HEATING | | | | | | | |
| STEAM | | | | | | | |
| VAPOR | | | | | | | |
| HOT WATER | | | | | | | |
| HOT AIR | | | | | | | |
| PIPELESS FURNACE | | | | | | | |
| NO HEATING SYSTEM | | | | | | | |
| OIL BURNER | GAS BOILER | | COAL STOKER | | | | |
| PLUMBING | | | | | | | |
| TOILET ROOMS | BATH ROOMS | | | | | | |
| WATER CLOSETS EXTRA | SINKS EXTRA | | URINALS | | | | |
| G. I. PIPING | BRASS PIPING | | | | | | |
| TILING | | | | | | | |
| TOILET ROOM FL. & WAINSCOT | TOILET ROOM FL. | | | | | | |
| BATH ROOM FL. & WAINSCOT | BATH ROOM FL. | | | | | | |
| ELECTRICAL WIRING | | | | | | | |
| FLEXIBLE CONDUIT | PIPE CONDUIT | | | | | | |
| KNOB & TUBE | | | | | | | |
| | | | | TOTAL REPLACEMENT VALUE | | 36,136 | |
| | | | | OCCUPANCY DETAIL & INCOME | | | |
| | | | | HOWARD JOHNSON'S | | | |
| | | | | TOTAL | | | |
| | | | | RENTAL CAPITALIZATION | | | |
| | | | | PERCENTAGE ITEMS | | FLAT EXPENSE ITEMS | |
| | | | | TAXES | | COST OF OWNING LAND | |
| | | | | INSURANCE | | VACANCY ALLOWANCE | |
| | | | | | | COST OF HEATING | |
| | | | | MAINTENANCE | | COST OF WATER | |
| | | | | | | COST OF ELECTRICITY | |
| | | | | DEPR. ALLOWANCE | | COST OF MANAGEMENT | |
| | | | | CONTINGENCIES | | COST OF JANITOR | |
| | | | | TOTAL CAP. RATE | | TOTAL FLAT EXPENSES | |
| | | | | GROSS ANNUAL INCOME | | | |
| | | | | LESS FLAT EXPENSES | | | |
| | | | | BALANCE FOR PERCENTAGE CAPITALIZATION | | | |
| | | | | REFLECTED CAPITALIZED VALUE | | | |



175,650 161,470 575
148,180 000

OB 17,250 175,650 165,010 575 - A
15 10,640 000T-4
175,650 175,650 575
175,650 175,650 575
84253-0742
1-2-3-10-23-34-93-60-39-D-A-52
11-2
HOWARD JOHNSON CO

179,270 183,900 170,980 575 - A
15 5,320 575U-4
85091-1539 6,600 575T-4
1-2-3-10-23-34-93-60-39-D-A-52
11-2
1-2-3-10-23-34-93-60-39-D-A-52
HOWARD JOHNSON CO
SEC 17 BLOCK 16 CO-77597
LOT 47
BUSINESS TRANSCRIPTION
CLASS 475.14 EXEMPT 47605 REASON CODE 15

REMARKS
2/21/78 MOTEL PRICED COMPLETE
DIT + 62,950
APP NO 770081 See Report in
File 6/18/76 JAM
Not Private Comm Kampman
see P.L. File 7/18/74
11/27/78 Adm. Priced Complete
+ 15,450
1980 1981 1982 1983 1984
575 157920 159610 147016 3240 165010
575U 17730 16040 14180 12410 10640
77588
1985 1986 1987
575 166790 168560 170330
575U 9860 7290 5320

| | | |
|------|--------|--------|
| 1979 | LAND | 17250 |
| 1979 | BLDGS. | 122942 |
| 1979 | TOTAL | 140200 |
| 1980 | LAND | 17250 |
| 1980 | BLDGS. | 12942 |
| 1980 | TOTAL | 160200 |
| 1981 | LAND | 17250 |
| 1981 | BLDGS. | 158404 |
| 1981 | TOTAL | 175650 |
| 1982 | LAND | |
| 1982 | BLDGS. | |
| 1982 | TOTAL | |
| 1983 | LAND | |
| 1983 | BLDGS. | |
| 1983 | TOTAL | |
| 1984 | LAND | |
| 1984 | BLDGS. | |
| 1984 | TOTAL | |
| 1985 | LAND | |
| 1985 | BLDGS. | |
| 1985 | TOTAL | |
| 1986 | LAND | |
| 1986 | BLDGS. | |
| 1986 | TOTAL | |
| 1987 | LAND | |
| 1987 | BLDGS. | |
| 1987 | TOTAL | |

LAND RECORD

| | |
|-------------------|------------|
| NO UTILITIES | LOW |
| NO SEWER | HIGH |
| NO WATER | ROUGH |
| NO GAS | ROCKY |
| NO ELECTRICITY | SWAMPY |
| NO STREET | HILLSIDE |
| DIRT STREET | WOODED |
| SEMI IMPROVED ST. | BRUSH LAND |
| NO SIDEWALK | TILLABLE |

LAND VALUE COMPUTATIONS

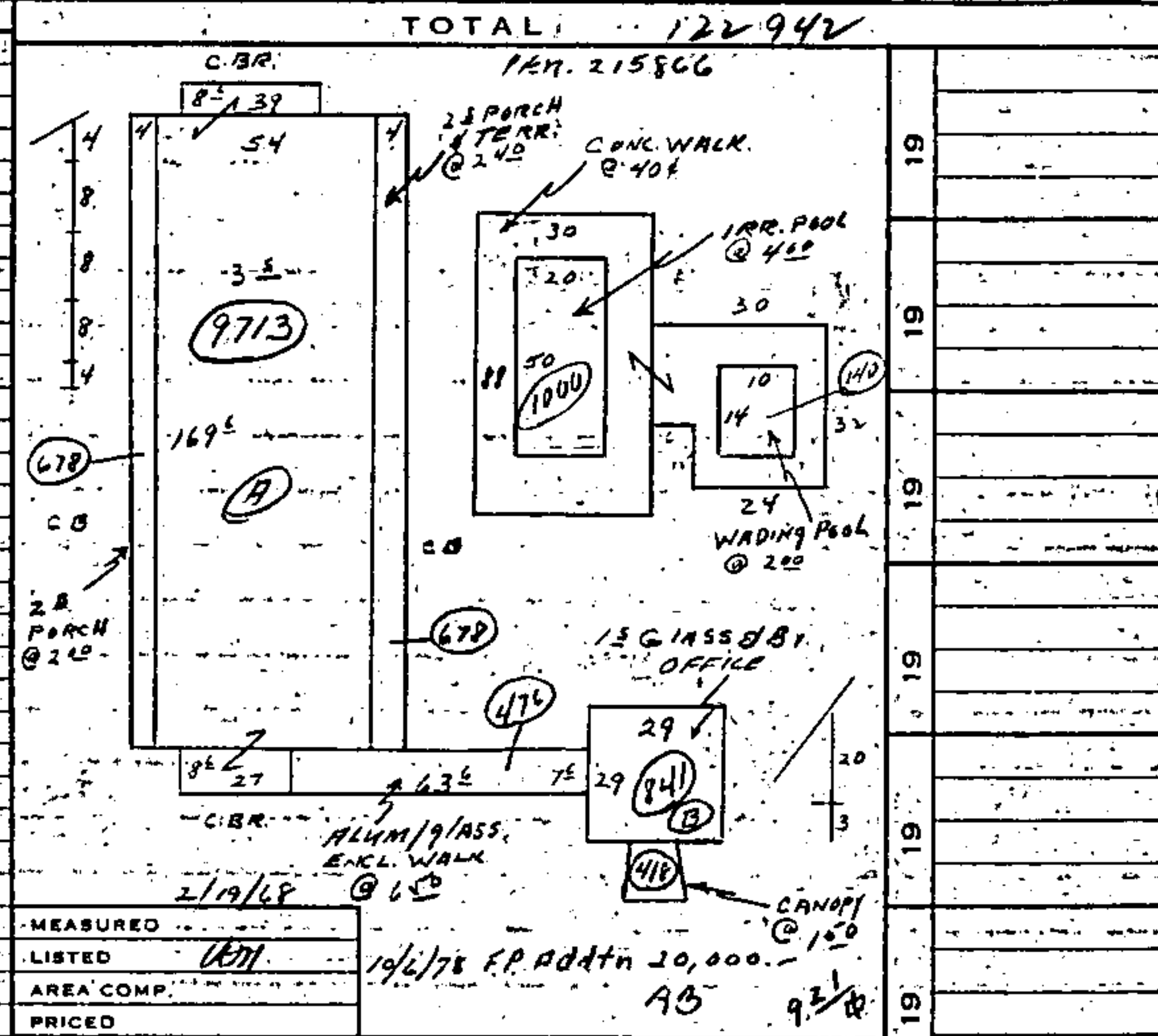
| FRONTAGE FIGURED | AVERAGE DEPTH | UNIT PRICE | UNIT PERCENT | FRONT FT. PRICE | COR. INFL. | TOTAL | \$ DEPR. | VALUE |
|------------------|---------------|------------|--------------|------------------|------------|-------|----------|-------|
| 200 | 150 | 7.5 | 115 | 86 ²⁵ | | 17250 | | |

| OCCUPANCY | CONSTRUCTION | SIZE | GRADE | AGE | REMOD. | COND. | PHY. DEP. | FUNCT. DEP. | REPL. VALUE | PHYSICAL VALUE | SOUND VALUE |
|------------------------|----------------------------------|-------------|-------|------|--------|-------|-----------|-------------|-------------|----------------|-------------|
| MOTEL & OFFICE | 3 rd CBR / CB | | | 1968 | | G | 3 | | 119018 | 115447 | |
| SWIMMING & WADING POOL | 1000# @ 40¢ | 6140# @ 20¢ | | 1968 | | G | 5 | | 4280 | 4066 | |
| PAVING BLACK TOP | 15000 @ 12¢ + 13 LHA Poles @ 40¢ | | | | | G | 5 | | 2320 | 2204 | |

| EXTERIOR WALLS | BSMT | 1ST | 2ND | 3RD | PRICE |
|---|---------------|------|-------|------------|-----------|
| SOLID COM. BRICK | | | | | |
| RUBBLE OR NATIVESTONE | | | | | |
| CONCRETE | | | | | |
| 339 1/2 CEMENT OR CINDER BLOCK 24" ✓ | 1450 | + WW | P25 + | FIN 320 | 2645 8966 |
| 88 1/2 PLT. GLASS 12" ✓ | | L2L | | | 2652 2334 |
| 108 1/2 COM. BR. ON TILE OR C. B. 24" ✓ | 2120 | + WW | P25 + | FIN 320 | 3325 3656 |
| 216 0 FACE BR. ON TILE OR C. B. ✓ | GABLE ENDS | | | | 91 209 |
| FACE BR. ON COM. BR. | | | | | |
| FACE BR. VENEER | | | | | |
| 100 1/2 COM. BR. VENEER Solid 24" ✓ | | | | | 2140 2140 |
| 128 1/2 COM. BR. Solid 12" ✓ | | | | | 1182 331 |
| ART. STONE FACING | | | | | |
| STONE FACING | | | | | 17636 |
| TERRA COTTA FACING | | | | | |
| STONE OR T. C. TRIM | | | | | |
| STUCCO ON TILE OR C. B. | | | | | |
| STUCCO ON FRAME | | | | | |
| SIDING OR SHINGLES | | | | | |
| WOOD FRAME WINDOWS | FENESTRA SASH | | | DOORS | |
| PLATE GLASS FRONT | METAL FRAME | | | WOOD FRAME | |
| PLASTERED DIRECT. | | | | | |
| PLASTER ON FURRING | | | | | |
| UNFINISHED INTERIOR | | | | | |
| S/R | | | | | |

| FLOORS & BSMT. AREAS | BSMT | 1ST | 2ND | 3RD | PRICE |
|----------------------|------|-----|-----|-----|-------|
| BASEMENT AREA | | | | | |
| CONCRETE & R49 | | | | | |
| EARTH | | | | | |
| PINE OR FIR | | | | | |
| HARDWOOD | | | | | |
| SUB FLOOR | | | | | |
| WOOD JOISTS | | | | | |
| STEEL JOISTS | | | | | |
| REINFORCED CONCRETE | | | | | |
| FLAT ARCH TILE | | | | | |
| STEEL BEAMS | | | | | |
| TIMBER BEAMS | | | | | |
| REIN. CONC. BEAMS | | | | | |

| CEILINGS | BSMT | 1ST | 2ND | 3RD | PRICE |
|------------------------------|------|-----|-----|-----|-------|
| LATH AND PLASTER | | | | | |
| RESSED METAL | | | | | |
| NO. CEILING Wood PLK. ONCE ✓ | | | | | |
| ACUSTIC ✓ | | | | | |
| ROOFING & FRAMING | | | | | |



| MISCELLANEOUS ITEMS | PRICE |
|-------------------------------------|-------|
| 1 CHIMNEYS STACK | 50 |
| FIREPLACES | |
| BULKHEADS | |
| PENT HOUSES | |
| PASSENGER ELEVATOR | |
| FREIGHT ELEVATOR | |
| DUMB WAITERS | |
| SPRINKLER SYSTEM | |
| VENTILATING FANS | |
| REFRIGERATORS | |
| 13 FIREPROOF CONST. Dry STEEL FRAME | 548 |
| 1 CUPOLA | 150 |
| 1 GROUND SIGN | 1000 |
| | 1798 |

| TAR & SLAG | | SLATE | METAL | LOCATION | GOOD | FAIR | POOR |
|----------------------------|-----------------------|---------------------|-------|---------------------------------------|---------------------------------|-----------------------------|-------|
| COMPOSITION | | ALUM SHING OFFICE ✓ | | GROSS CUBAGE | | 295,226 @ 40% | |
| COND. BEAMS | | | | COMPUTATIONS | | | |
| WOOD JOIST | METAL JOIST | SHEATHING | | WALLS (VERTICAL) | | 17636 | |
| WOOD BEAMS OFFICE ✓ | STEEL BEAMS | | | DOORS & WINDOWS | | | |
| WOOD TRUSSES | STEEL TRUSSES | | | STORE FRONTS | | | |
| SKY LIGHTS | VENTILATORS | ROOF DRAINS | | FACE BRICK OR WALL TRIM | | | |
| PARTITIONS | | | | MISC | | 1798 | |
| L. & P. ON WOOD STUDS | | | | 841# | HORIZ | (B) | 247 |
| COM. WOOD BOARD | | | | 9713# | ROOF & FLOORS ETC. (HORIZONTAL) | (B) | 1825 |
| PLST. BD. ON STUDS ✓ | | | | 2 | BASEMENT AREA | | 732 |
| PLST. ON BRICK ✓ | | | | | STAIRS & FIRE ESCAPES | 33 | 750 |
| PLST. ON BRICK | | | | | INTERIOR FINISH | | 1500 |
| STAIRS & FIRE ESCAPES | | | | | OIL BURNER | | |
| PINE STAIRS | | | | | PLUMBING | | 18165 |
| HARDWOOD STAIRS | | | | | TILING | | |
| METAL STAIRS 3 @ 750 ea ✓ | | | | 678# | 2 nd PORCH | 200 | 1356 |
| FIRE ESCAPES | | | | 178# | 2 nd PORCH & TRAVEL | 240 | 1627 |
| INTERIOR FINISH | | | | 476# | AWNING GLASS ENCL. WALK | 650 | 3094 |
| PINE DOORS & TRIM | | | | 418# | CANOPY | 150 | 627 |
| HARDWOOD DOORS & TRIM ✓ | | | | TOTAL REPLACEMENT VALUE | | 119,018 | |
| ENAMEL DOORS & TRIM ✓ | | | | OCCUPANCY DETAIL & INCOME | | | |
| FIRE PROOF DOORS 46 ✓ | | | | HOWARD JOHNSON HOTEL | | | |
| BUILT IN FEATURES | | | | 60 UNITS | | | |
| HEATING | | | | TOTAL | | | |
| STEAM | | | | RENTAL CAPITALIZATION | | | |
| VAPOR | | | | PERCENTAGE ITEMS | | FLAT EXPENSE ITEMS | |
| HOT WATER | | | | TAXES | | COST OF OWNING LAND | |
| HOT AIR | | | | INSURANCE | | VACANCY ALLOWANCE | |
| PIPELESS FURNACE | | | | MAINTENANCE | | COST OF HEATING | |
| ELCO & AIR COND ✓ | | | | DEPR. ALLOWANCE | | COST OF WATER | |
| NO HEATING SYSTEM | | | | CONTINGENCIES | | COST OF ELECTRICITY | |
| OIL BURNER | GAS BOILER | COAL STOKER | | TOTAL CAP. RATE | | TOTAL FLAT EXPENSES | |
| PLUMBING | BASINS 2340 36 ✓ | | | GROSS ANNUAL INCOME | | LESS FLAT EXPENSES | |
| TOILET ROOMS 465 ✓ | BATH ROOMS 15000 60 ✓ | | | BALANCE FOR PERCENTAGE CAPITALIZATION | | REFLECTED CAPITALIZED VALUE | |
| WATER CLOSETS EXTRA 90 ✓ | SINKS EXTRA 120 2 ✓ | URINALS 80 1 ✓ | | | | | |
| G. I. PIPING | BRASS PIPING | TUBS 70 1 ✓ | | | | | |
| TILING | | | | | | | |
| TOILET ROOM FL. & WAINSCOT | TOILET ROOM FL. | | | | | | |
| BATH ROOM FL. & WAINSCOT | BATH ROOM FL. | | | | | | |
| ELECTRICAL WIRING | | | | | | | |
| FLEXIBLE CONDUIT | PIPE CONDUIT | | | | | | |
| KNOB & TUBE | | | | | | | |

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