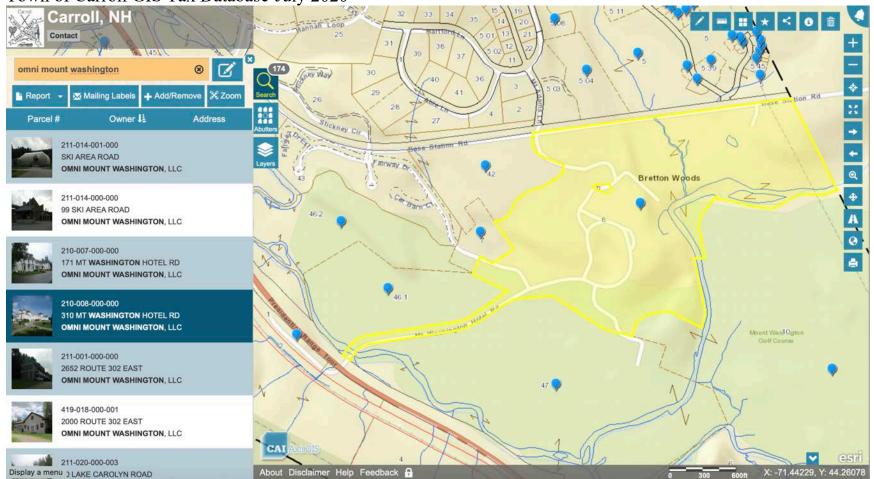
### Town of Carroll GIS Tax Database-July 2020





# Property Card: 310 MT WASHINGTON HOTEL RD Town of Carroll, NH

	Parcel ID: 210-008-000-000 Owner: OMNI MOUNT WASHINGTON, LLC Mailing Address: 4001 MAPLE AVE SUITE 600 DALLAS, TX 75219
General Information	Assessed Value
General Information Primary Use: Commercial General Property Class: Commercial Neighborhood: BRETTON WOODS	Assessed Value Land: 1598400 Buildings: 21530700

Building Details	Contruction Details
Building/Card # 1 Year Built: 1902 Building Type Main Building Condition: Good Living Area: 206990 Total Rooms: 200 Total Bedrooms: Number Full Baths: Number Full Baths: Heating Type: Steam Heating Fuel Type: Oil	Use: Commercial General Grade: Comm Gd+ Framing: Wood frame Roofing Material: Metal Stand Seam Foundation: Concrete Exterior Walls: Stucco/ Interior Walls: Drywall/Plaster
Building Details	Contruction Details



Building/Card # 2 Year Built: 1902 Building Type Main Building Condition: Fair Living Area: 24130 Total Rooms: Total Bedrooms: Number Full Baths: Number Half Baths: Heating Type: Steam Heating Fuel Type: Oil	Use: Commercial General <sup>DW 19-131</sup> Grade: Comm Fr Framing: Wood frame Roofing Material: Metal Stand Seam Foundation: Concrete Exterior Walls: Stucco/ Interior Walls: Drywall/Plaster
Building Details	Contruction Details
Building/Card # 3 Year Built: 1900 Building Type Main Building Condition: Good Living Area: 2420 Total Rooms: Total Bedrooms: 5 Number Full Baths: 2 Number Half Baths: Heating Type: Forced hot air Heating Fuel Type: Oil	Use: Commercial General Grade: Good Framing: Wood frame Roofing Material: Asphalt shingles Foundation: Stone Exterior Walls: Wd Shingle/ Interior Walls: Drywall/
Building Details	Contruction Details
Building/Card # 4 Year Built: 1902 Building Type Main Building Condition: Fair Living Area: 6086 Total Rooms: Total Bedrooms: Number Full Baths: Number Half Baths: Heating Type: Steam Heating Fuel Type: Oil	Use: Commercial General Grade: Comm Low Framing: Masonry-solid Roofing Material: Metal Foundation: None Exterior Walls: Metal/ Interior Walls: Plywood/Concrete block
Building Details	Contruction Details



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Building/Card # 5 Year Built: 2008 Building Type Main Building Condition: Excellent Living Area: 35510 Total Rooms: Total Bedrooms: Number Full Baths: Number Half Baths: Heating Type: Hot water or steam Heating Fuel Type: Oil	Use: Commercial General <sup>DW 19-131</sup> Grade: Comm Exe Framing: Steel Roofing Material: Other Foundation: Slab Exterior Walls: Stud -EIFS (Syntheti/ Interior Walls: Drywall/
Building Details	Contruction Details
Building/Card # 6 Year Built: 2008 Building Type Main Building Condition: Good Living Area: 3237 Total Rooms: Total Bedrooms: Number Full Baths: Number Half Baths: Heating Type: Hot water Heating Fuel Type: Oil	Use: Commercial General Grade: Comm Exe Framing: Wood frame Roofing Material: Asphalt shingles Foundation: Slab Exterior Walls: Stucco/ Interior Walls: Concrete/



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### **Town of Carroll** Date Printed: 10/01/2019 COMMERCIAL PROPERTY ASSESSMENT RECORD Assessment Year: 2017 Map & Lot: 210-008-000-000 Location: 310 MT WASHINGTON HOTEL RD Parcel ID: 856 Card: 1 of 6 **Owner Information Current Assessment Summarv** Parcel Data OMNI MOUNT WASHINGTON, LLC NICU Acres 89.7800 Neighborhood BRETTON WOODS Electric Electric CU Acres Water Private Water Property Class Commercial Total Acres 89.7800 4001 MAPLE AVE Prime Use Commercial General Waste Septic SUITE 600 Living Area Sq. Ft. 278.373 **DALLAS, TX 75219** P/U Year Zone Resid - Bretton Wds 4/01/2020 S Sale History **Assessed Values** Topography Level Rollina Grantor Q/U/Class NICU Land \$1,598,400 Date Sale Price Bk/Page Road Surface Paved Current Use 12/01/2015 CNL INCOME BRETTON WOODS LLC U/ Multi-Parcel \$70,050,000 1432/0606 6/28/2006 MWH PRESERVATION LMTD. PART. Q/ Multi-Parcel \$24,700,000 1178/0001 Total Land \$1.598.400 Special District Improvements \$22,493,800 **Total Assessment** \$24,092,200 **Total Market Value** \$24,092,200 Notes 2020 PICK-UP - MODEL HOTEL ROOM, GENERAL REPAIRS, MAINT, ADDITION TO BOILER ROOM, 69 GUEST ROOM ADDITION, DEMO CABANA BLDG 2019 PICK-UP - NO CHANGE TO HOTEL 2018 PICK-UP - PER MANAGER, NO CONSTRUCTION STARTED YET CONTACT # ON FILE -2016 M&L - DO PICKUP @ MEASURE & LIST = REPLACE PORCH 2015 Sale - NOT QUALIFIED. MULTI-PARCEL SALE. 1 1 181 1 8 8 1TH 2015 PICK-UP - REPLACE ANTENNA, ADD TELECOMUNICATIONS EQUIP - N/C 2014 PICK-UP - "ITALIAN VILLA" BUILDINGS RMV'D - NOT ASSESSED = N/C IN VALUE 2013 PICK-UP - CELL TOWER ADDED, KITCH RENO'S COMP, NEW ROOF IN PROGRESS - ADJ'D EYB, BLA APPR 06/0712 - ADJ'D ACREAGE. 2012 M&L - ADJ'D ROOF, FLRS, WALLS, HEAT, POOL SIZE, ADD SPRINKLERS, JACUZZI/SPA & DUMB WAITER ABATEMENT - 2011 - DENIED GENERAL - MT WASHINGTON HOTEL - 200 ROOMS. CELL TOWERS -2 - INTERNAL FLAGPOLE TYPE - ONE TENANT EACH. 2008 PICK-UP - REPAIR HOTEL ROOF & SIDING-N/C Assessed Land Valuation Visit History Land Type Area #Units Frontage Base Value Adjustments Adj. Factor Final Value Date Reason By COMM - IMPRVD JB 1.000 82.000 Location 2.50 \$205.000 4/16/19 Pick-up Exterior COMM - IMPRVD 1.000 82,000 Location 2.50 \$205,000 Pick-up Interior JB 4/27/18 COMM - IMPRVD 1.000 82,000 Location 2.50 \$205,000 5/12/15 Pick-up Exterior PΒ COMM - IMPRVD 1.000 82.000 Location 2.50 \$205,000 4/28/14 Pick-up Exterior JB COMM - IMPRVD PB 1.000 82,000 Location 2.50 \$205,000 4/22/13 Pick-up Exterior COMM - IMPRVD 1.000 82.000 Location 2.50 \$205.000 Assessment History FRONTAGE 12.000 30,240 Location 2.50 \$75,600 Date Land Curr. Use Improvements Total REAR ACRES 71.780 2.50 \$292.800 117.100 Location 12/31/18 1.598.400 22,493,800 24.092.200 12/31/17 1.598.400 22,493,800 24.092.200 5/18/17 1,397,500 22,836,933 24,234,433 \$1.598.400 4/01/13 1,397,500 22,836,933 24,234,433 10/10/12 1,394,700 21,808,949 23,203,649 Current Use Land Type Acres Location Grade Site CU Rate/SPI Rate/Acre Rec/Adi Ratio CU Value **Building Permits** Туре Number Date Status 8/20/2019 Demoliton Permit 210-008 DEMO 7/02/2018 Building 2018-72 BLDG 2018-50 BLDG 6/21/2018 Building BLDG 6/21/2018 Building 2018-69 3/20/2018 Building 2018-19 BLDG

Map/Lot #: 210-008-000-000		Location: 310	MT WASHINGTON	HOTEL RD Ow	ner: OMNI N	IOUNT WA	SHINGTON, L	LC			Card: 12	<sup>2</sup> 1 Of
General Informa	tion	Building	Computation									
Prop. Class Commercial		Base Value	\$21,463,977									
Building Style Hotel/Motel/In	n (109)	Size Adj. Factor	0.71									
Year Built 1902	, , , , , , , , , , , , , , , , , , ,	Building Adj.	\$1,138,445									
Effective Year 1998		Grade Adj. Facto										
Grade/Quality Comm Gd+		Extra Features	\$1,132,815									
Condition Good		Replacement Co										
# of Rooms 200		Influences/Obso		-								
#of Bedrooms 0				-								
Color White		Depreciation % Functional Obs	30 % 0		-							
Foundation Concrete		External Influ. 9			- <u>7</u>			0+87	200 00			
		% Unfinished	0		21160	>	5	1				
Framing Wood frame							- /	(	) )			
Insulation Yes		Depreciated Val	ue 24,391,786		- V	1.7807802			[			•1
Roof Type Gable		Location Adj.						-	F /	- 11 avas	- 1000 201 19	3.1
Roof Material Metal Stand S	eam	Building Valu	<b>e</b> \$14,391,800	1975-09 Sime 1997 -	5000 1000 100	1		4.199	nor 7	3		-
Exterior Siding Stucco		Plumbing Fixtur					- mean	press 1	-	- CE-17		÷-
Flooring Carpet/Hardwo		# 2-Fixture Bath	s 0	<u> </u>	<u> </u>	1	* . :**			1979-00	Jan 1997	
Interior Walls Drywall/Plaste	r	# 3-Fixture Bath	s 0	197-CM -				1		0* p		
Heating Fuel Oil		# 4-Fixture Bath							- per 10 m		And the second second second	Garrant
Heating Type Steam		# 5-Fixture Bath	-						~			
Cooling Type Central air		# Extra Fixtures	0		\$~°	1						
		# Kitchen Sinks # Hot Water	0									
Building Adjustmer		# Hot Water										
Description #/sf		Description	#/sf Amount	t								
COOLING SYSTEM 6,990			89,806 \$474,515									
EXTERIOR SIDING 6,990	\$310,485	Fire Alarm System	266 \$399,000									
HEATING SYSTEM 6,990	\$206,990	Fireplace - Custom	16 \$124,800									
		Elevators -Comm	2 \$132,000									
		Jacuzzi	1 \$2,500	)								
	Building S	Segments					Outbuil	dinas				
		Area Rate	/ %			Size or	0 4 10 4 1	Size		Condition F	:0 %	
Segment	Sketch Li	iving Effective Sq. Ft		f Description	Year	Units	Base Value	Adj.	Grade/Adj.	/ Depr. 9		Valu
ST-CM	810	810 810 99.19	_	Cell Tower	2008		\$150,000	1.00	Avg 1.00			150,00
ST/B-CM		6,965 13,930 56.67		Cell Tower	2010		\$150,000	1.00	Avg 1.00		\$*	150,00
ST/S-CM		1,156 1,156 99.19		Commercial Paving			\$75,000		Avg 1.00			\$75,00
2ST/S-CM 3.75ST/B-CM		4,368 34,368 99.19 1,744 40,209 81.29		Commercial Paving			\$100,000		Avg 1.00			100,00
ST-CM		2,163 2,163 99.19		Deck	1985	3,700	\$37,000		Avg 1.00			\$21,24
BST/B-CM	2,285 6	6,855 9,140 77.93	\$712,280	Generator 300 KW		1	\$108,200		Avg 1.00			108,20
1.75ST/B-CM		0,671 85,549 84.40		Pool - Inground	1975	18 x 45	\$25,718	0.79	VGd 1.65	G 13	4	\$29,17
IST/B-CM SST/B-CM		1,700 2,125 82.18 5,590 54,708 85.02										
ST/B-CM		4,968 5,796 87.04										
Car Port	1,844	1,844 8.31	\$15,324									
EP	762	762 21.47										
	11,952	11,952 15.85										
OP OP-2ST	227	<u>171 15 95</u>	\$7 512									
)P )P-2ST )P/EP	237 2,574	474 15.85 5,148 18.66										

	сс		-	of Cai	-	ENT RECORD		As	Date F ssessmer	Exh Printed: 10/	19-131 iibit 12 /01/2019 2017
Map & Lot: 210-008-000-000	Locatio	n: 310 MT W	ASHING	STON HO	TEL RI	D	Par	cel ID: 85	6	C	ard: 2 of 6
Owner Infor	mation			Currer	nt Asses	sment Summary			Parcel D		
OMNI MOUNT WASHINGTON, LLC				N	NICU Acre		-	ood BRETT		Electric	Electric
					CU Acre		Property Cl	ass Comme	rcial	Water I	Private Water
4001 MAPLE AVE SUITE 600							– Prime l	Jse Comme	rcial Genera	al Waste	Septic
DALLAS, TX 75219				Living P	Area Sq. I		3 Z	one Resid -	Bretton Wds	B P/U Year	4/01/2020 S
Sale Hist	•	Colo Drico	Dk/Dogo			ed Values	o Topogra	phy Level	Ro	olling	
Date Grantor	Q/U/Class	Sale Price	Ū	-	NICU Lar		0	ace Paved			
12/01/2015 CNL INCOME BRETTON WOODS LLC 6/28/2006 MWH PRESERVATION LMTD. PART.	U/ Multi-Parcel Q/ Multi-Parcel	\$70,050,000 \$24,700,000			Current Us Total Lar		_				
		φ <u> </u>					0 Special Dis		-	No. Contra	E
					orovemen					and the second s	
				Total Ass			and the second se				THE B
		ites		Total Mar	ket Value	\$24,092,20	0	7			
Land Type Area #Units Fronta	Assessed La age Base Va	<b>nd Valuation</b> lue Adjustmen	its	Adj. Fa	ctor	Final Value	4/16/19	Reason Pick-up Exte		ory	By JB
								Pick-up Inter Measure - E A Land	xterior ssessment	History Improvemer	JB PB
							12/31/18	1,598,400	Guil. 038		0 24,092,200
							12/31/17 5/18/17 4/01/13	1,598,400 1,397,500 1,397,500		22,493,80 22,836,93 22,836,93	0 24,092,200 3 24,234,433 3 24,234,433
		nt Use					10/10/12	1,394,700		· · ·	9 23,203,649
Land Type Acres Location	Grade Site	CU Rate/SPI F	Rate/Acre	Rec/Adj	Ratio	CU Value	Date		Building Pe	ermits Number	Status
								Building Building	Permit	210-008 2018-72 2018-50 2018-69 2018-19	DEMO BLDG BLDG BLDG BLDG BLDG

Map/Lot #: 210-008-000-000	Location: 310 MT WASHINGTON H	HOTEL RD Owner: OMNI MOUNT WASHINGTON, LLC	DW 19-131
General Information	Building Computation		
Prop. Class Commercial	Base Value \$2,175,487	-	
Building Style Dormitory (93)	Size Adj. Factor 0.73		
Year Built 1902	Building Adj. \$60,325		
Effective Year 1989			
	-		
Grade/Quality Comm Fr Condition Fair			
	Replacement Cost \$1,379,069		
# of Rooms 0	Influences/Obsolescence	_	
#of Bedrooms 0	Depreciation % 52		
Color White	Functional Obs % 0		
Foundation Concrete	External Influ. % 10 % Unfinished 0		
Framing Wood frame		35' 165'	
Insulation Yes	Depreciated Value 595,758		
Roof Type Gable	Location Adj.	4ST/B-CM	
Roof Material Metal Stand Seam	Building Value \$595,800	38' 3ST-CM	
Exterior Siding Stucco	Plumbing Fixtures	[Area: 1330 ft] [Area: 6270 ft]	
Flooring Softwood	# 2-Fixture Baths 0		
Interior Walls Drywall/Plaster	# 3-Fixture Baths 0		
Heating Fuel Oil	# 4-Fixture Baths 0		
Heating Type Steam	# 5-Fixture Baths 0		
Cooling Type None	# Extra Fixtures 0 # Kitchen Sinks 0		
	# Hot Water 0		
Building Adjustments	Extra Features		
	Description #/sf Amount		
HEATING SYSTEM 24,130 \$24,130 EXTERIOR SIDING 24,130 \$36,195	Sprinklers 24,130 \$60,325		
	Segments	Outbuildings	
	Area Rate / % iving Effective Sq. Ft. Base Value Unf		ion FO % or. % Unf. Valu
3ST-CM 6,270 1	8,810 18,810 89.28 \$1,679,357	Workshop 1900 40 x 40 \$34,000 0.74 Avg 1.00 F	45 \$13,84
4ST/B-CM 1,330	5,320 6,650 74.61 \$496,130	Workshop - 1.5 ST 1900 1,120 \$32,200 0.75 Avg 1.00 P	55 \$10,87
Total Building Segments: 7,600 2	4,130 25,460 \$2,175,487	Main Building: \$595,800 Outbuildings: \$24,710 Total Buildings	on Card: \$620,51

			COMI	<b>Tow</b> MERCIAL PROF	Y <b>n of Ca</b> PERTY AS		NT RECORD			Date F Assessmer	Printed: 10	hibit 12 )/01/2019 2017
Map & Lot: 210-0	08-000-000	L	ocation:	310 MT WASHII	NGTON H	OTEL RE	)	Par	cel II	D: 856		Card: 3 of 6
	Owner Info	ormation			Curre	ent Assess	ment Summary			Parcel Da	ata	
OMNI MOUNT WASHINGTO	DN, LLC					NICU Acre		Neighborh	ood B	RETTON WOODS	Electric	Electric
						CU Acre		Property Cla	ass C	ommercial	Water	Private Water
4001 MAPLE AVE SUITE 600						Total Acre		Prime l	Jse C	ommercial Genera	Waste	Septic
DALLAS, TX 75219					Living	Area Sq. F		Z	one R	esid - Bretton Wds	P/U Year	4/01/2020 S
	Sale His	-				Assesse		Tanaara			lling	
Date Grantor		Q/U/0	Class	Sale Price Bk/Pag	ge	NICU Lan	d \$1,598,400	Road Surfa	· · ⊢		ining	
12/01/2015 CNL INCOME E				\$70,050,000 1432/06		Current Us			_	aved		
6/28/2006 MWH PRESER	VATION LMTD. PART.	Q/ Mul	lti-Parcel	\$24,700,000 1178/00	01	Total Land	d \$1,598,400	Special Dist	trict			
					Im	provement	s \$22,493,800					Se le
					Total As	ssessment	\$24,092,200					35
					Total Ma	arket Value	\$24,092,200					
			Notes							-		
								- nei				
			ssed Land							Visit Hist	ory	
Land Type	Area #Units Fron	tage	Base Value	Adjustments	Adj. F	actor	Final Value		Reaso			By
								4/27/18	Pick-u	ip Exterior ip Interior ure - Exterior		JB JB PB
										Assessment	History	
								Date	L	and Curr. Use	Improveme	ents Total
			Current	Jse				12/31/18 12/31/17 5/18/17 4/01/13 10/10/12	1,59 1,39 1,39	98,400 98,400 97,500 97,500 94,700	22,836,93 22,836,93	0024,092,2000024,092,2003324,234,4333324,234,4334923,203,649
Land Type	Acres Location	n Grade	Site CU	Rate/SPI Rate/Ac	re Rec/Adj	Ratio	CU Value			Building Pe		
								Date 8/20/2019 7/02/2018 6/21/2018 6/21/2018 3/20/2018	Build Build Build	oliton Permit ling ling ling	Number 210-008 2018-72 2018-50 2018-69 2018-19	Status DEMO BLDG BLDG BLDG BLDG

Map/Lot #: 210-008-000-000			Location	: 310 M	TWASHINGTON	HOTEL RD O	wner: OMNI N	/OUNT WA	SHINGTON, I	LC			Exhibit 1	-43 Of
General Informa	ition		Bu	ilding Co	omputation									
Prop. Class Residential			Base Val	ue	\$171,568									
Building Style Colonial (1)			Size Adj.	Factor	1.00									
Year Built 1900			Building A	Adj.	\$2,420									
Effective Year 1900			Grade Ad	lj. Factor	1.30		OP/B	[		20'				
Grade/Quality Good			Extra Fea	atures	\$0	1	Area: 36 ft <sup>2</sup>	] [ 6'	8' 1ST					
Condition Good		F	Replacem	nent Cos	st \$226,184		1ST/B	1 L.		10	76 ft²] <sup>10'</sup>			
# of Rooms 0			nfluence					4' 6'		rea: i	/on-j			
#of Bedrooms 5		-	Deprecia	tion %	30		Area: 24 ft <sup>2</sup>	·] [*	12'	2'	8'			
Color White			Function			15		11'		38	16'	<u> </u>		··;
Foundation Stone			External	Influ. %	0	[Area:	3 ft2 4	5050					10'	1
Framing Wood frame			% Unfinis	shed	0		1							. į
Insulation Yes		C C	Depreciat	ed Valu	<b>e</b> 158,329									i
Roof Type Gable			Location	Adj.					2ST	/B		19'	SP	
Roof Material Asphalt shingl	es		Buildin	g Value	\$158,300							2022		i
Exterior Siding Wd Shingle		F	Plumbing	-		-	21'		[Area: 1	093 ft	[2]	[/	Area: 180 f	t²]
Flooring Hardwood			# 2-Fixtur		0	_								
Interior Walls Drywall		1	# 3-Fixtur		2									1
Heating Fuel Oil			# 4-Fixtur	e Baths	0							L	5' 1	<b>i</b>
Heating Type Forced hot air			# 5-Fixtur		0					1ST/B			5'	
Cooling Type None			# Extra F		0				27' [Ar	ea: 28	3 ft <sup>2</sup> ]		. The second sec	
			# Kitchen # Hot Wa		1			19'	1		4' 14'		4	
Building Adjustmer	. 1 -			ktra Fea	turos	-			1	7'	4 14	2' 2'	1ST	
		nt Descri				nt	10'		OP -	1	2'		1ST [Area: 3	3 ft²]
Description #/sf	Amour	nt Descri 0		kii a i ea	#/sf Amou	nt	10'		a: 262 ft²]	1	<sup>2'</sup> 6'		[Area: 3	3 ft²]
Description #/sf	Amour					nt	10'			1	<sup>2'</sup> 6'		[Area: 3	3 ft²]
Description #/sf	Amour					<u>it</u>	10'		a: 262 ft²]	1	<sup>12'</sup> 6'		[Area: 3	3 ft²]
Description #/sf	Amour					<u>it</u>	10'		a: 262 ft²]	1	6'! 6'!		[Area: 3	3 ft²]
Description #/sf	Amour					<u>it</u>	10'		a: 262 ft²]	1	<sup>2'</sup> 6'		[Area: 3	3 ft²]
escription #/sf	Amour					ıt	10'		a: 262 ft²]	1	<sup> 2'</sup> 6'		[Ařea: 3	3 ft²]
escription #/sf	Amoui \$2,42	0 g Segme	iption		#/sf Amou		10'	[Are:	a: 262 ft²]		6']			3 ft²]
escription #/sf	Amoui \$2,42	0 <b>y Segme</b> Area	iption	Rate /	#/sf Amou		10'  Year		a: 262 ft²] 31'		6']	Condition F / Depr. 1	=O %	
escription #/sf XTERIOR SIDING 2,420 egment	Amour \$2,42 Buildin	0 <b>y Segme</b> Area	ents Effective	Rate /	#/sf Amoun			[Are: Size or	a: 262 ft²] 31' Outbui	ldings Size Adj.	6'	Condition F	=O %	Value
Segment ST/B	Amour \$2,42 Building Sketch 6 228	0 y Segme Area Living 6 228	ents Effective 6 456	Rate / Sq. Ft. 61.83 38.87	#/sf Amoun 99 Base Value U \$371 \$17,724	o of Description	Year	[Are: Size or Units	a: 262 ft²] 31' Outbui Base Value	ldings Size Adj.	6'j Grade/Adj.	Condition F / Depr. 1	=O %	Value
Description #/sf EXTERIOR SIDING 2,420 Gegment ST ST/B ST/B	Amour \$2,42 Building Sketch 6 228 1,093	0 <b>g Segme</b> Area Living 1 6	ents Effective 456 3,279	Rate / Sq. Ft. 61.83 38.87 43.53	#/sf Amoun Base Value U \$371 \$17,724 \$142,735	o of Description	Year	[Are: Size or Units	a: 262 ft²] 31' Outbui Base Value	ldings Size Adj.	6'j Grade/Adj.	Condition F / Depr. 1	=O %	Value
egment ST/B ST/B BP	Amour \$2,42 Building Sketch 6 228 1,093 262	0 y Segme Area Living 6 228	ents Effective 6 456 3,279 262	Rate / Sq. Ft. 61.83 38.87 43.53 17.20	#/sf Amoun Base Value U \$371 \$17,724 \$142,735 \$4,506	o of Description	Year	[Are: Size or Units	a: 262 ft²] 31' Outbui Base Value	ldings Size Adj.	6'j Grade/Adj.	Condition F / Depr. 1	=O %	Value
escription #/sf XTERIOR SIDING 2,420 egment ST ST/B ST/B	Amour \$2,42 Building Sketch 6 228 1,093	0 y Segme Area Living 6 228	Effective 6 456 3,279 262 72	Rate / Sq. Ft. 61.83 38.87 43.53 17.20	#/sf Amoun Base Value U \$371 \$17,724 \$142,735	o of Description	Year	[Are: Size or Units	a: 262 ft²] 31' Outbui Base Value	ldings Size Adj.	6'j Grade/Adj.	Condition F / Depr. 1	=O %	<b>3 ft²]</b> Value \$910
escription #/sf XTERIOR SIDING 2,420 egment ST ST/B ST/B ST/B P P/B	Amour \$2,42 Building Sketch 6 228 1,093 262 36	0 y Segme Area Living 6 228	Effective 6 456 3,279 262 72	Rate / Sq. Ft. 61.83 38.87 43.53 17.20 23.81	#/sf Amoun Base Value U \$371 \$17,724 \$142,735 \$4,506 \$1,714	o of Description	Year	[Are: Size or Units	a: 262 ft²] 31' Outbui Base Value	ldings Size Adj.	6'j Grade/Adj.	Condition F / Depr. 1	=O %	Value
escription #/sf XTERIOR SIDING 2,420 egment ST/B ST/B P P/B	Amour \$2,42 Building Sketch 6 228 1,093 262 36	0 y Segme Area Living 6 228	Effective 6 456 3,279 262 72	Rate / Sq. Ft. 61.83 38.87 43.53 17.20 23.81	#/sf Amoun Base Value U \$371 \$17,724 \$142,735 \$4,506 \$1,714	o of Description	Year	[Are: Size or Units	a: 262 ft²] 31' Outbui Base Value	ldings Size Adj.	6'j Grade/Adj.	Condition F / Depr. 1	=O %	Value
escription #/sf XTERIOR SIDING 2,420 egment ST/B ST/B ST/B P P/B	Amour \$2,42 Building Sketch 6 228 1,093 262 36	0 y Segme Area Living 6 228	Effective 6 456 3,279 262 72	Rate / Sq. Ft. 61.83 38.87 43.53 17.20 23.81	#/sf Amoun Base Value U \$371 \$17,724 \$142,735 \$4,506 \$1,714	o of Description	Year	[Are: Size or Units	a: 262 ft²] 31' Outbui Base Value	ldings Size Adj.	6'j Grade/Adj.	Condition F / Depr. 1	=O %	Value
escription #/sf XTERIOR SIDING 2,420 egment ST/B ST/B ST/B P P/B	Amour \$2,42 Building Sketch 6 228 1,093 262 36	0 y Segme Area Living 6 228	Effective 6 456 3,279 262 72	Rate / Sq. Ft. 61.83 38.87 43.53 17.20 23.81	#/sf Amoun Base Value U \$371 \$17,724 \$142,735 \$4,506 \$1,714	o of Description	Year	[Are: Size or Units	a: 262 ft²] 31' Outbui Base Value	ldings Size Adj.	6'j Grade/Adj.	Condition F / Depr. 1	=O %	Value

			COMM	Town IERCIAL PROPE	of Car		NT RECORD			Date P Assessmen	rinted: 10/	ibit 12 /01/2019 2017
Map & Lot: 21	0-008-000-000	Loca	tion: 3	10 MT WASHING	<b>STON HO</b>	TEL RD	)	Par	cel ID: 8	856	C	ard: 4 of 6
	Owner Inform	mation			Currer	nt Assess	ment Summary			Parcel Da	ita	
OMNI MOUNT WASH	INGTON, LLC				N	IICU Acre		Neighborh	ood BRE1	TTON WOODS	Electric E	Electric
						CU Acre		Property Cla	ass Comr	nercial	Water F	Private Water
4001 MAPLE AVE SUITE 600						Total Acre		Prime U	Jse Comr	nercial General	Waste S	Septic
DALLAS, TX 75219						rea Sq. F		Z	one Resid	I - Bretton Wds	P/U Year	4/01/2020 S
	Sale Hist					Assesse		Tapagra	ohy Level			
Date Grantor		Q/U/Class		Sale Price Bk/Page	1	NICU Land	\$1,598,400				iiriy	
	OME BRETTON WOODS LLC	U/ Multi-Parc		70,050,000 1432/0606		urrent Use		Road Surfa		a		
6/28/2006 MWH PR	ESERVATION LMTD. PART.	Q/ Multi-Parc	cel \$	24,700,000 1178/0001		Total Land	\$1,598,400	Special Dist	rict			
					Imp	rovements	s \$22,493,800	Sec. 1				
					Total Ass	essment	\$24,092,200	1	in the second se			
					Total Mar	ket Value	\$24,092,200	ANT .	ALCO B			1
			Notes									
		Assessed	Land V	aluation						Visit Histo	•	
Land Type	Area #Units Fronta	ige Bas	e Value	Adjustments	Adj. Fa	ctor	Final Value	-	Reason			Ву
								4/16/19 4/27/18	•			JB JB
								7/25/12	•			PB
								7/14/11	Pick-up E	xterior		JB
										Assessment H		
								Date	Land		Improvemen	
								12/31/18 12/31/17	1,598,4 1,598,4		22,493,80 22,493,80	0 24,092,200 0 24,092,200
								5/18/17	1,397,5	00	22,836,93	3 24,234,433
		C	urrent U	60				4/01/13	1,397,5 1,394,7		22,836,93 21,808,94	
Land Type	Acres Location			Rate/SPI Rate/Acre	Rec/Adi	Ratio	CU Value		, 1.	Building Per		-,,- 10
								Date	Туре	•	Number	Status
								8/20/2019		on Permit	210-008	DEMO
								7/02/2018 6/21/2018			2018-72 2018-50	BLDG BLDG
								6/21/2018	Building		2018-69	BLDG
								3/20/2018	Building		2018-19	BLDG

Version: 190114

Map/Lot #: 210-008-000-000			Location:	310 MT	WASHINGTO	N HOTEL	RD Ow	ner: OMNI N		SHINGTON	, LLC			Exhibit 12	<sup>2</sup> 4 Of
General Informa	ation		Build	ling Co	mputation										
Prop. Class Commercial			Base Value	;	\$467,90	)8			44'						
Building Style General Com	mercial (70	)	Size Adj. Fa	actor	3.0	33			2000027						
Year Built 1902	,	· .	Building Ad		\$6,08	36									
Effective Year 1975			Grade Adj.		0.6										
Grade/Quality Comm Low			Extra Featu		9	50									
Condition Fair		F	Replaceme	nt Cost	t \$256,39	12				51'					
# of Rooms 0			nfluences/			~				51					
#of Bedrooms 0		-	Depreciatio			51									
Color Grey			Functional			0									
Foundation None			External In			0									
Framing Masonry-solid	4		% Unfinish	ed		0									
Insulation Yes		C	Depreciated	d Value	99,99	93									
Roof Type Gable			Location A						2012/12/12/06			26'			
Roof Material Metal			Building		\$100,00	0		1899.000	1ST-CM						
Exterior Siding Metal			Plumbing F					120'	[Area: 6086	5 ft²]					
Flooring Concrete			# 2-Fixture		•	0						31'	7		
Interior Walls Plywood/Con	crete blo		# 2-Fixture # 3-Fixture			0						51	12' LEAN-TO		
Heating Fuel Oil			# 4-Fixture			0							[Area: 84 ft <sup>2</sup> ]		
Heating Type Steam			# 5-Fixture			0									
Cooling Type None			# Extra Fixt	ures		0									
Cooling Type None			# Kitchen S	inks		0					Wd Dk	1. 168 mg 8'			
			# Hot Wate			0						r			
Building Adjustme				ra Feat											
Description #/sf		nt Descri	ption		#/sf Amo	unt									
HEATING SYSTEM 6,086	5 \$6,08	00								38'	11'	1			
											18	:			
												[Area: 198 ft <sup>2</sup> ]			
									44'		I	1			
	Buildin	g Segme	nts							Outbu	uildings				
segment	Sketch	Area		Rate / q. Ft.	Base Value	%	otion	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr.	FO % % Unf.	Value
ST-CM	6,086	6,086		<u>4. Ft.</u> 76.30	\$464,362		ator 300 KW	1990	1	\$108,200	/	Avg 1.0			108,20
LEAN-TO	6,086 282	0,080		6.30 5.47	\$464,362 \$1,543	Shed -		1990	168	\$1,470		Avg 1.0 Avg 1.0		φ	\$80 \$80
Vd Dk	168			1.92	\$2,003		Building	1985	22 x 50		5 0.75	Good 1.3			\$7,70
										÷=,=					, ,. <b>c</b>
						1									
otal Building Segments:	6,536	6,086	6,536		\$467,908		Building:	\$100,000		ildings: \$	116,700		uildings on C		216,70

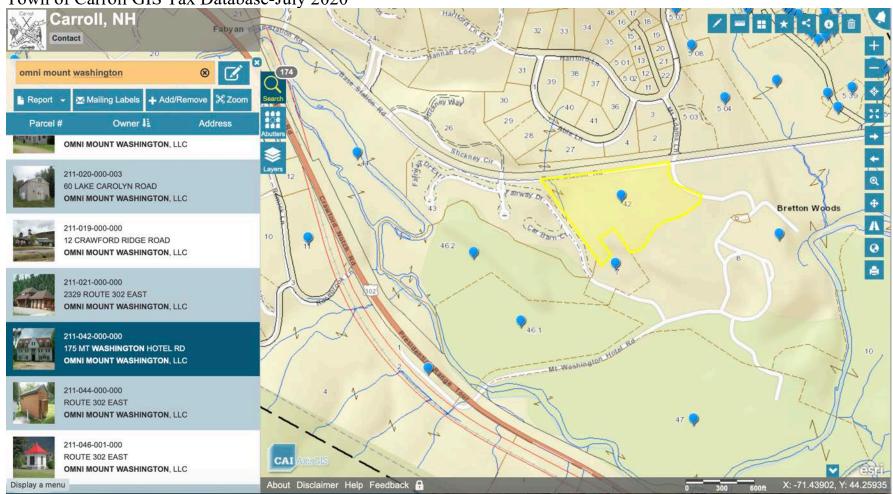
Owner Information         Current Assessment Summary NICU Acres         Parcel Data           OMM MOUNT WASHINGTON, LLC         NICU Acres         80.700 CU Acres         B7.700 B7.7211         BRETTON WOODS         Electric         Electric         Electric           Oth MOUNT WASHINGTON, LLC         Nicu Acres         80.700 CU Acres         B7.7210         BRETTON WOODS         Electric         Electric         Electric           Data Grantor         OULCless         Sale Prine         BK/FS.77210         Assessed Values         Total Acres         51.598,400         Read - Binton Wds         PU Var         4012020 I           Data Grantor         OULCless         Sale Prine         BK/FS.700,000 1178000         Current Use         51.598,400         Special Datad         Total Acres         Parcel Data         Total Acres         Parcel Data         Total Acres         Parcel Data         Total Acres         Parcel Data         Total Acres         Total Acres         Total Acres         Total Acres         S24.982,200         Total Acres         Parcel Data         Total Acres         Total Acres         S24.982,200         Second Datad         Second Acres         Sccond Acres         S		сс	Town	<b>O OF CARFOLI</b> ERTY ASSESSME	ENT RECORD			Exh e Printed: 10/	9-131 ibit 12 /01/2019 2017
Dame Mount WASHINGTON, LLC         Diversion         Diversion         Barrow         Bend to the second	Map & Lot: 210-008-000-000	Locatio	n: 310 MT WASHIN	GTON HOTEL RI	D	Parce	I ID: 856	C	ard: 5 of 6
OU Aores     OU Aores     OU Aores     Outor		mation							
Property case domination         Property case domination         Water Production           Sale History         Call Acree 88.7800           Data         Grantor         Quillos fix 178.2718           Data Grantor         Quillos fix 178.2718           Data Grantor         Quillos fix 178.2718           Control Colspan="2">Control Colspan="2">Quillos fix 178.2718           Control Colspan="2">Control Colspan="2">Control Colspan="2">Control Control Control Colspan="2">Control Control Control Control Colspan="2">Control Control Contro Contro Control Control Control Control Control Control Contro C	OMNI MOUNT WASHINGTON, LLC					-		DS Electric	Electric
Stiff Edia         Living Area Sq. FL         278,373         Commental General Genend General General General General Genend General General Genera						Property Class	Commercial	Water F	Private Water
Note     Sale History     Assessed Values       Date     Grantor     QU/Class     Sale Price BivPage     NICU Land \$1,588,400       Convert Use     Sign Addition     Sign Addition     Railing       Convert Use     Current Use     Sign Addition     Railing       Convert Use     Total Land \$1,588,400     Special District     Special District       Convert Use     Total Land \$22,493,800     Special District     Special District       Convert Use     Total Land \$22,4092,200     Special District     Special District       Convert Use     Total Land \$24,092,200     Special District     Special District       Convert Hold Store Proceed Using Special District     Special District     Special District       Convert Hold Special District     Special District     Special District     Special District       Convert Hold Special District     Special District     Special District     Special District       Convert Hold Special District     Special District     Special District     Special District       Convert Hold Special District     Special District     Special District     Special District       Convert Hold Special District     Special District     Special District     Special District       Convert Hold Special District     Special District     Special District     Special District       C	SUITE 600					Prime Use	e Commercial Gen	eral Waste	Septic
Date         Grantor         Q/U/Class         Sale Price         B/// Bage         NICU Land Current Use         S1,598,400 Current Use         Rolling           1201/2015 CNL INCOME BRETTON WOODS LLC GRIZUOSE MWH PRESERVATION IMTD PART.         U Mull-Pauel         \$70,060,000         1432006 Current Use         \$1,598,400         Special District         Improvements         \$22,439,400           Corrent Use         Special District         Improvements         \$22,439,400         Special District         Improvements         \$22,4092,200           Total Assessed Land Valuation         NODE         NODE         Special District         Improvements         \$24,092,200           Special District         Special District         Special District         Special District         Improvements         \$24,092,200           Special District         Special District         Special District         Special District         Improvements         \$24,092,200           Special District         NoteS         NoteS         Special District         Special District         Improvements         \$24,092,200           Special District         Special District         Special District         Special District         Special District         Improvements         Special District         Special District         Improvements         Special District         Special District </td <td></td> <td></td> <td></td> <td></td> <td></td> <td>Zone</td> <td>Resid - Bretton V</td> <td>Vds P/U Year</td> <td>4/01/2020 S</td>						Zone	Resid - Bretton V	Vds P/U Year	4/01/2020 S
Notes       Notes       Notes         001 PI CK-UP - C-S, ADD TION LG TO REAL       UMMIFPaced       \$70,050,000       H320000       H320000<		-	Salo Prico Rk/Pag			Topography	/ Level	Rolling	
Current Use       Value Acres       Current Use         Current Use       Current Use       Current Use       Current Use         Current Use       Current Use       Current Use       Current Use       Current Use         Current Use       Current Use       Current Use       Current Use       Current Use       Current Use			5						
International construction         Visit Notes           Total Assessment         \$22,493,800           Total Assessment         \$22,493,800           Total Assessment         \$24,092,200           Total Assessed Land Valuation         Visit Notes           Area #Units Frontage         Base Value Adjustments         Adj. Factor         Final Value         Visit History           41/12/18         Pick-up Exterior         JB         JB         772/18         Pick-up Exterior         JB           1/2/3/18         Pick-up Exterior         JB         JB         772/18         Pick-up Exterior         JB           1/2/3/18         Pick-up Exterior         JB         JB         772/18         Pick-up Exterior         JB           1/2/3/18         Pick-up Exterior         JB         372/218         Pick-up Exterior         JB           1/2/3/18         Pick-up Exterior         J									
Total Assessment         \$24,092,200           Total Market Value         \$24,092,200           TOTAL Market Value         \$24,092,200           TOTAL Market Value         \$24,092,200           TOTAL ASSESSMENT MOUND ONLY-EST. \$700,000. RMY D OUTDOOR POOL., ADDED 12 X 14 UTIL BLDG C-5.         Subsect State			. ,	Total Ear			<b>`</b>		
Total Market Value       \$24,032,200         Notes         Conduction of ELDGS         OPT - INFORMAL REVIEW - ADJ CONDITION OF ELDGS         Conduction of ELDGS         Visit History         Base Value Adjustments       Adj. Factor       Final Value       Oate       Final Value         Current Use       Final Value       Date       Reason       Sy         Current Use       Final Value       Date       Reason + History         Date       Current Use       Piet/up Exterior       JB         Current Use       Current Use       Current Use       Piet/up Exterior       Bate         Land Type       Acres       Location Grade </td <td></td> <td></td> <td></td> <td>· ·</td> <td></td> <td></td> <td></td> <td></td> <td></td>				· ·					
Notes           OOT - INFORMAL REVIEW - ADJ CONDITION OF BLOGS OTH PICK-UP - ADDID STWE PTO 2008 PICK-UP - C-6, ADDITION/SPA=FOUND ONLY-EST. \$700, 000. RAY D OUTDOOR POOL., ADDED 12 X 14 UTIL BLOG C-5.           Visit History           Visit History           Visit History           Land Type         Area #Units Frontage         Base Value Adjustments         Adj. Factor         Final Value         Date         Reason         By           Land Type         Area #Units Frontage         Base Value Adjustments         Adj. Factor         Final Value         Date         Reason         By           Area #Units Frontage         Base Value Adjustments         Adj. Factor         Final Value           Date         Land         Current Use           Land Type         Area #Units Frontage         Base Value Adjustments         Adj. Factor         Final Value           Date         Land Curr. Use         Statt           Land Type         Area #Units Frontage         Base Value Adjustments         Adj					• • • • • • • •	_			
2007 - I MERINAL REVIEW - ADD CONDITION OF BLOGS 2009 PICK-UP - C-6, ADDITION/SPA-FOUND ONLY-EST. \$700, 000. RMV D OUTDOOR POOL., ADDED 12 X 14 UTIL BLDC C-5.				Total Market Value	\$24,092,200			1	
Land Type         Area         #Units         Frontage         Base Value         Adjustments         Adj. Factor         Final Value         Date         Reason         By           4/16/19         Pick-up Exterior         JB         4/16/19         Pick-up Interior         JB         7/25/12         Measure - Exterior         JB         5/21/09         Pick-up Exterior         SB         5/21/02         5/21/01         SB         5/21/021         SB         5/21/021						Alle Contraction	The second second		
4/16/19       Pick-up Exterior       JB         4/27/18       Pick-up Interior       JB         4/27/18       Pick-up Interior       JB         7/25/12       Measure - Exterior       PB         7/14/11       Pick-up Exterior       JB         5/21/09       Pick-up Exterior       JB         5/21/09       Pick-up Exterior       JB         5/21/09       Pick-up Exterior       SB         Assessment History         Date       Land       Curr. Use         Improvements       Total         12/31/17       1,598,400       22,493,800       24,092,20         12/31/17       1,598,400       22,493,800       24,092,20         12/31/17       1,598,400       22,836,933       24,234,43         4/10/1/3       1,397,500       22,836,933       24,234,43         4/10/1/3       1,397,500       22,836,933       24,234,43         10/10/12       1,394,700       21,808,949       23,203,64         Land Type       Acres       Location Grade       Site       CU Rate/SPI Rate/Acre       Rec/Adj       Ratio       CU Value       Building Permits         8/20/2019       Demoliton Permit       2018-72       BL		Assessed La	nd Valuation					listory	
4/27/18       Pick-up Interior       JB         7/25/12       Measure - Exterior       PB         7/14/11       Pick-up Exterior       JB         5/21/09       Pick-up Exterior       JB         12/31/17       1,598,400       22,493,800       24,092,20         5/8/17       1,397,500       22,2436,933       24,294,380       24,092,20         5/8/17       1,397,500       22,836,933       24,234,43         4/01/13       1,397,500       22,836,933       24,234,43         4/01/13       1,397,500       22,836,933       24,234,43         4/01/13       1,397,500       22,836,933       24,234,43         4/01/13       1,397,500       22,836,933       24,234,43         4/01/13       1,397,500       22,836,933       24,234,43         4/01/13       1,397,500       22,836,933       24,234,43         4/01	Land Type Area #Units Fronta	age Base Va	lue Adjustments	Adj. Factor	Final Value				-
7/25/12       Measure - Exterior       PB         7/14/11       Pick-up Exterior       JB         5/21/09       Pick-up Exterior       SB         Date       Land       Curr. Use       Improvements       Tota         12/31/18       1,598,400       22,493,800       24,092,20         2/231/17       1,598,400       22,493,800       24,092,20         5/18/17       1,397,500       22,836,933       24,234,43         4/01/13       1,397,500       22,836,933       24,234,43         4/01/13       1,397,500       22,836,933       24,234,43         4/01/13       1,397,500       22,836,933       24,234,43         4/01/13       1,397,500       22,836,933       24,234,43         10/10/12       1,394,70       21,808,949       23,20,64         Land Type       Acres       Location Grade       Site       CU Rate/SPI Rate/Acre       Rec/Adj       Ratio       CU Value       Date       Type       Number       Statu         Milling       2018-50       BLD0       G/21/2018       Building       2018-50       BLD0         6/21/2018       Building       2018-69       BLD0       G/21/2018       Building       2018-50       BLD0									
5/21/09       Pick-up Exterior       SB         5/21/09       Pick-up Exterior       SB         12/31/18       1,598,400       22,493,800       24,092,20         12/31/17       1,598,400       22,493,800       24,092,20         12/31/17       1,598,400       22,493,800       24,092,20         5/18/17       1,397,500       22,836,933       24,234,43         4/01/13       1,397,500       22,836,933       24,234,43         10/10/12       1,394,700       21,808,949       23,203,64         Land Type       Acres       Location       Grade       Site       CU Rate/SPI       Rate/Acre       Rec/Adj       Ratio       CU Value       Euilding Permits       210-008       DEM         8/20/2019       Demoliton Permit       210-008       DEM       Mumber       Statu         8/20/2019       Demoliton Permit       210-008       DEM       DEM       7/02/2018       Building       2018-72       BLDO         6/21/2018       Building       2018-50       BLDO       6/21/2018       Building       2018-50       BLDO							•		
Land Type         Acres         Location         Grade         Site         CU Rate/SPI         Rate/Acre         Rec/Adj         Ratio         CU Value         Building         2018-72         BLDO           8/20/2019         Demoliton Permit         210-008         DEM         Type         Number         Statu           8/20/2019         Demoliton Permit         210-008         DEM         DEM         Type         Number         Statu           8/20/2019         Demoliton Permit         210-008         DEM         Type         Statu									
Date         Land         Curr. Use         Improvements         Total           12/31/18         1,598,400         22,493,800         24,092,20           12/31/17         1,598,400         22,493,800         24,092,20           5/18/17         1,397,500         22,836,933         24,234,43           4/01/13         1,397,500         22,836,933         24,234,43           4/01/13         1,397,500         22,836,933         24,234,43           4/01/13         1,397,500         22,836,933         24,234,43           4/01/13         1,397,500         22,836,933         24,234,43           Land Type         Acres         Location         Grade         Site         CU Rate/SPI         Rate/Acre         Rec/Adj         Ratio         CU Value         Date         Type         Number         Statu           8/20/2019         Demoliton Permit         210-008         DEM         7/02/2018         Building         2018-72         BLD0           6/21/2018         Building         2018-50         BLD0         6/21/2018         Building         2018-69         BLD0						5/21/09 Pic	•		SB
12/31/18       1,598,400       22,493,800       24,092,20         12/31/17       1,598,400       22,493,800       24,092,20         12/31/17       1,598,400       22,493,800       24,092,20         5/18/17       1,397,500       22,836,933       24,234,43         4/01/13       1,397,500       22,836,933       24,234,43         4/01/13       1,394,700       21,808,949       23,203,64         Land Type       Acres       Location Grade       Site       CU Rate/SPI       Ratio       CU Value       Building Permits          Date       Type       Number       Statu         8/20/2019       Demoliton Permit       210-008       DEM         7/02/2018       Building       2018-72       BLD0         6/21/2018       Building       2018-70       BLD0         6/21/2018       Building       2018-69       BLD0						Dete			to Total
Land Type       Acres       Location       Grade       Site       CU Rate/SPI       Rate/Acre       Rec/Adj       Ratio       CU Value       1,397,500       22,493,800       24,092,20         Land Type       Acres       Location       Grade       Site       CU Rate/SPI       Rate/Acre       Rec/Adj       Ratio       CU Value       Building Permits         Land Type       Acres       Location       Grade       Site       CU Rate/SPI       Rate/Acre       Rec/Adj       Ratio       CU Value       Building Permits         Land Type       Acres       Location       Grade       Site       CU Rate/SPI       Rate/Acre       Rec/Adj       Ratio       CU Value       Building Permits       21,003,049       23,203,64         6/21/2018       Building       2018-72       BLD0       BLD0       BlD0       6/21/2018       Building       2018-72       BLD0         6/21/2018       Building       2018-69       BLD0       6/21/2018       Building       2018-69       BLD0									
4/01/13         1,397,500         22,836,933         24,234,43           Land Type         Acres         Location         Grade         Site         CU Rate/SPI         Rate/Acre         Rec/Adj         Ratio         CU Value         Building Permits           Land Type         Acres         Location         Grade         Site         CU Rate/SPI         Rate/Acre         Rec/Adj         Ratio         CU Value         Building Permits             Bailding         2018-72         BLDO         BLDO         6/21/2018         Building         2018-70         BLDO           6/21/2018         Building         2018-50         BLDO         BLDO         6/21/2018         Building         2018-69         BLDO						12/31/17 1	,598,400	22,493,80	0 24,092,200
Current Use         10/10/12         1,394,700         21,808,949         23,203,64           Land Type         Acres         Location         Grade         Site         CU Rate/SPI         Rate/Acre         Rec/Adj         Ratio         CU Value         Building Permits           Bail         Use						5/18/17 1			3 24,234,433 3 24,234,433
Date         Type         Number         Statu           8/20/2019         Demoliton Permit         210-008         DEM           7/02/2018         Building         2018-72         BLDO           6/21/2018         Building         2018-50         BLDO           6/21/2018         Building         2018-69         BLDO		Curre	nt Use						
8/20/2019       Demoliton Permit       210-008       DEM         7/02/2018       Building       2018-72       BLDO         6/21/2018       Building       2018-50       BLDO         6/21/2018       Building       2018-69       BLDO	Land Type Acres Location	Grade Site	CU Rate/SPI Rate/Acre	e Rec/Adj Ratio	CU Value				
7/02/2018     Building     2018-72     BLD0       6/21/2018     Building     2018-50     BLD0       6/21/2018     Building     2018-69     BLD0									Status
6/21/2018 Building 2018-69 BLD0						7/02/2018 B	uilding	2018-72	BLDG
									BLDG
									BLDG

Image: Name         Image: Name									ASHINGTON, LLC			Card: 125 O
General Information	tion	Buildi	ing Computat	ion								
Prop. Class Commercial		Base Value	\$3,	717,103	1			12'	56'			
Building Style Health Club (1)	06)	Size Adj. Fa	ctor	0.72				12	Patio - Conc			
Year Built 2008	,	Building Adj		195,305			34'		[Area: 2640 82]	3'		2
Effective Year 2006		Grade Adj. F		2.05		24		4' ~	[Area: 2640 ft <sup>2</sup> ]	A1	27'	1ST-CM
Grade/Quality Comm Exe		Extra Featur		178,225		24'		<u> </u>	48'	24' 22		[Area: 54 ft <sup>2</sup> ]
Condition Excellent		Replacemen		065,044				12'	40		29	27'
# of Rooms 0		•	bsolescence	000,011		101	34'			16'		
#of Bedrooms 0		Depreciation		5		13'					32'	μ
Color White		Functional (		0	25'	2	27'				22'	
Foundation Slab		External Infl		0					Wd Dk/2ST/S-C	м	16	r.
Framing Steel		% Unfinishe	ed	0	Wd Dk/2ST/S	CM OP/2S	T/S-CM					
Insulation Yes		Depreciated	Value 5.	761,792	41'			40'	[Area: 8212 ft <sup>2</sup> ]		7'	
Roof Type Flat or Shed		Location Ad								60'		1ST-CM
Roof Material Other				761,800	[Area: 1033	ft"] [Area:	1080 ft²]			00	36'	ISI-CM
Exterior Siding Stud -EIFS (Sy	ntheti	Building V		101,800	16'						30	[Area: 72 ft²]
Flooring Carpet/Tile	naiou	Plumbing Fize # 2-Fixture E		0		9'						
Interior Walls Drywall		# 3-Fixture E		0	16	5'						4'
Heating Fuel Oil		# 4-Fixture E		0					115'		4	·L/]4'
-		# 5-Fixture E		0					La Millor I	10		4'
Heating Type Hot water or st	eam	# Extra Fixtu		0					25	T/S-CM		1ST-CM
Cooling Type Central air		# Kitchen Si	nks	0					[Aros	: 7241 ft²]		27' [Area: 54 ft]
		# Hot Water		0					36'	11'		
Building Adjustmen	ts	Extra	a Features					24'		001	27' 	
Description #/sf		Description	#/sf	Amount	70	, v			IST-CM [Area: 144 ft	•	1ST-CM [Area	:54 ft*]
HEATING SYSTEM 35,510		Elevators -Comm		\$132,000	^^	,			[rieu. iiiii		1000	161104-0
COOLING SYSTEM 35,510	\$106,530	Sprinklers	18,490	\$46,225								
							40'					
						28'						
	Building	Segments							Outbuilding	gs		
		Area R	ate /	%			S	Size or	Si	ze	Condition	=0 %
Segment	Sketch L				Description	Y		Units	Base Value A	·		% Unf. Valu
ST-CM	378	378 378 10 <sup>4</sup>	1.76 \$38	3,465	Patio - Stone	2	2010		\$2,500 1.0	00 Avg 1.0		\$2,5
2ST/S-CM	7,241 1	4,482 14,482 10	1.76 \$1,473	3,688	Tennis Court		2008		\$74,800 1.0			\$74,8
DP/2ST/S-CM	'			5,920 0.056	Util Storage - Co			12 x 12				\$6,7
Patio - Conc Vd Dk/2ST/S-CM	2,640 9.245 1	2,640 4 8,490 27,735 70		),956 7.074	Util Storage - Co	omm 2	2008	12 x 12	\$2,700 1.2	24 Exe 2.0	05 EX 2	\$6,7
	0,240 1	5,.55 <u>2</u> 1,105 N	φι,001	,								
					1							

	СС	Town	of Carroll RTY ASSESSME	NT RECORD			e Printed: 10	hibit 12 )/01/2019 2017
Map & Lot: 210-008-000-000	Locatio	n: 310 MT WASHING	TON HOTEL RD		Parce	el ID: 856	(	Card: 6 of 6
Owner Info	ormation		Current Assess	ment Summary		Parcel	l Data	
OMNI MOUNT WASHINGTON, LLC			NICU Acre		Neighborhoo	d BRETTON WOO	DS Electric	Electric
			CU Acre		Property Clas	s Commercial	Water	Private Water
4001 MAPLE AVE SUITE 600			Total Acre		– Prime Us	e Commercial Gene	eral Waste	Septic
DALLAS, TX 75219			Living Area Sq. F	. 278,373		e Resid - Bretton W		
Sale Hi	-		Assesse		Topograph		Rolling	
Date Grantor	Q/U/Class	Sale Price Bk/Page	NICU Land	\$1,598,400			Rolling	
12/01/2015 CNL INCOME BRETTON WOODS LLC	U/ Multi-Parcel	\$70,050,000 1432/0606	Current Use		Road Surfac			
6/28/2006 MWH PRESERVATION LMTD. PART.	Q/ Multi-Parcel	\$24,700,000 1178/0001	Total Land	1 \$1,598,400	Special Distric	ct		
			Improvements	\$22,493,800				
			Total Assessment	\$24,092,200				
			Total Market Value	\$24,092,200	-			*
	No	otes				1		
	Assessed La	nd Valuation				Visit H	istory	
Land Type Area #Units From	itage Base Va	alue Adjustments	Adj. Factor	Final Value		eason		Ву
					4/27/18 Pi 7/25/12 M 7/14/11 Pi	ick-up Exterior ick-up Interior leasure - Exterior ick-up Exterior ick-up Exterior		JB JB PB JB SB
						Assessme		
					Date	Land Curr. U	· · ·	
	Curre	ent Use			12/31/17 5/18/17 4/01/13	1,598,400 1,598,400 1,397,500 1,397,500 1,394,700	22,836,93 22,836,93	24,092,200           24,092,200           24,092,200           33         24,234,433           33         24,234,433           34,234,433         23,203,649
Land Type Acres Locatio		CU Rate/SPI Rate/Acre	Rec/Adj Ratio	CU Value		Building	Permits	
					Date 7 8/20/2019 E 7/02/2018 E 6/21/2018 E 3/20/2018 E	Type Demoliton Permit Building Building Building	Number 210-008 2018-72 2018-50 2018-69 2018-19	Status DEMC BLDG BLDG BLDG BLDG

Map/Lot #: 210-008-000-000		Lo	ocation: 31	0 MT WAS	HINGTON	HOTEL RD	Owne	r: OMNI N	IOUNT WA	SHINGTON,	LLC		Ech	at 12 <sub>6</sub>	Of
General Information	tion		Buildin	g Computa	tion										
Prop. Class Commercial		Ba	ase Value		\$287,348	l r				6					
Building Style Restroom Build	ding (90)	Si	ize Adj. Fact	or	0.92					6					
Year Built 2008	• • •	В	uilding Adj.		\$12,949										
Effective Year 2012			irade Adj. Fa	octor	2.05										
Grade/Quality Comm Exe			xtra Feature		\$0	- I									
Condition Good		Re	placement	Cost	\$568,484	1 I									
# of Rooms 0			fluences/Ob			1 I									
#of Bedrooms 0			Depreciation		8	-									
Color Natural			unctional Of		0										
Foundation Slab			External Influ		0								39		
Framing Wood frame			6 Unfinished		0					1ST/S-0	M				
Insulation Yes		De	epreciated V	/alue	523,005	1 I									
Roof Type Hip			ocation Adj.		020,000	1 1				[Area: 32	3/11-]				
Roof Material Asphalt shingle					<b>*500 000</b>	- I									
	5		Building Va		\$523,000		61'								
Exterior Siding Stucco			umbing Fixt			- 1									
Flooring Concrete			2-Fixture Ba		0										
Interior Walls Concrete			3-Fixture Ba 4-Fixture Ba		0 0								22'		
Heating Fuel Oil			5-Fixture Ba		0							[		-	
Heating Type Hot water			Extra Fixture		0							1			
Cooling Type None			Kitchen Sinł		0							1		1	
			Hot Water		0									1	
Building Adjustmen	ts		Extra	Features		i						1			
Description #/sf		Descript	tion	#/sf	Amount	1					22		OP	1	
EXTERIOR SIDING 3,237	\$4,856											[ [Are	a: 484 ft²]		
HEATING SYSTEM 3,237	\$8,093											1			
												1			
									39'						
														-'	
	Building	-	ts							Outbui	ldings				
`camont		Area	Rat	te /	%	Description		Voor	Size or	Deselvation	Size		ondition FO %		√alue
Segment			fective Sq.	_		Description	Canany	Year	Units	Base Value		Grade/Adj. /	Depr. % Un		
ST/S-CM DP	3,237 484	3,237	3,237 86. 484 15.		79,677 67,671	Commercial ( Patio - Concr		2008 2008	1,050 4,140	\$28,875 \$15,525		Good 1.30 Good 1.30	EX 2 EX 2		27,59  3,85
JF	404		404 13.	00 0	57,071	Pool - Ingrou		2008	4,140 1 x 480	\$15,525		Good 1.30 Good 1.30	EX 2 50		5,65 59,13
						Pool - Ingrou		2008	38 x 70	\$84,455		Good 1.30			15,84
						ji se ingres				<i>+-</i> ,				•	-,
					37,348	Main Buildir		523,000	Outbui		96,410	Total Build		\$619	
otal Building Segments:	3,721	3,237	3,721												

## Town of Carroll GIS Tax Database-July 2020





# Property Card: 175 MT WASHINGTON HOTEL RD Town of Carroll, NH

	Parcel ID: 211-042-000-000 Owner: OMNI MOUNT WASHINGTON, LLC Mailing Address: 4001 MAPLE AVE SUITE 600 DALLAS, TX 75219
General Information	Assessed Value
Primary Use: Commercial General Property Class: Commercial Neighborhood: BRETTON WOODS Zone: Resid - Bretton Wds Total Acres: 15.23	Land: 110200 Buildings: 177500 Total: 287700
Sale History	
Book/Page: 1432/0573 Sale Date: 12/01/2015 Sale Type: Warranty Deed Sale Price: 6150000	
Building Details	Contruction Details
Building/Card # 1 Year Built: 1915 Building Type Main Building Condition: Good Living Area: 17036 Total Rooms: Total Bedrooms: Number Full Baths: Number Full Baths: Heating Type: No Heat Heating Fuel Type: None	Use: Commercial General Grade: Comm Gd Framing: Wood frame Roofing Material: Asphalt shingles Foundation: Concrete Exterior Walls: Wd Clpbrds/ Interior Walls: Paneling/



		COMI	Town MERCIAL PROPE	of Carroll	ENT RECORD		Date Assessm	e Printed: 6	chibit 12 5/25/2020 2017
Map & Lot: 211-04	42-000-000	Location:	175 MT WASHING	STON HOTEL F	D	Parc	cel ID: 1130		Card: 1 of 1
	Owner Inform	nation		Current Asse	ssment Summary		Parcel	Data	
OMNI MOUNT WASHINGTO	N, LLC			NICU Ac		Neighborho	od BRETTON WOO	DS Electric	Electric
				CU Ac			ss Commercial	Water	Private Water
4001 MAPLE AVE SUITE 600				Total Ac		Prime U	se Commercial Gene	eral Waste	Private Sewer
DALLAS, TX 75219				Living Area Sq.		Zo	ne Resid - Bretton W	/ds P/U Year	
	Sale Hist	,			ed Values	Topograp	hv Level	Rolling	
Date Grantor		Q/U/Class	Sale Price Bk/Page	NICU La		Road Surfa	-		
12/01/2015 CNL INCOME B 8/12/2011 BW CLUB, LLC	RETTON WOODS, LLC	U/ Multi-Parcel Q/ Bank Sale	\$6,150,000 1432/0573 1332/	Current L					
6/21/2006 MWH PRESERV	ATION LMTD. PART.	U/ Multi-Parcel	\$509,800 1178/0034	Total La		Special Distr			
				Improveme		THE AND STREET	N		tot -
				Total Assessme	· · · · · · · · · · · · · · · · · · ·	A SHE SHE ALL	Ĩ		
				Total Market Valu	e \$287,700		~		- 2
2016 M&L - ADJD ROOF, 2015 Sale - NOT QUALIF		Notes		•			~ /		
LAND ADJUSTMENT - ACCE GENERAL - EQUESTRIAN B 2008 PICK-UP - NO CHG. 2009 PICK-UP - NO CHG. 2010 PICK-UP - ADJ'D A 2007 - INFORMAL REVIEW 2011 Sale - 2011 FOREC	CREAGE PER MAP. ' - NO CHANGE	& 210-007 ESS							
		Assessed Land					Visit H	istory	
Land Type	Area #Units Fronta	<b>o</b> _	Adjustments	Adj. Factor	Final Value	-	Reason		By
COMM - IMPRVD FRONTAGE	1.000 5.000	82,000 15,000	Location	0.90	\$73,800 \$15,000		Measure - Exterior Pick-up Exterior		DJW PB
REAR ACRES	9.230	21,383			\$21,400		Aleasure & Interior		PB
							Pick-up Exterior		PB
						5/21/09 F	Pick-up Exterior		PB
							Assessme		
						Date 12/17/19	Land Curr. U 110,200	se Improveme 177,5	
						12/31/18	110,200	177,5	00 287,700
					\$110,200	12/31/17	110,200 131,383	177,5	00 287,700
		Current l	lse		ψ110,200	5/18/17 4/01/13	131,383	183,2 183,2	15 314,598 15 314,598
Land Type	Acres Location		Rate/SPI Rate/Acre	Rec/Adj Ratio	CU Value		Building		
						Date	Туре	Number	Status

Map/Lot #: 211-042-000-000	•				wner: OMNI N	MOUNT WA	SHINGTON, LLC		50	hibit 12 ard: 12	Of
General Informa	tion	Building	g Computation				5 	1			
Prop. Class Commercial		Base Value	\$535,101	7			31'				
Building Style Stables (27.25	5)	Size Adj. Facto	or 0.74								
Year Built 1915		Building Adj.	\$-68,144								
Effective Year 1975		Grade Adj. Fa	ctor 1.30								
Grade/Quality Comm Gd		Extra Features	\$0								
Condition Good		Replacement	<b>Cost</b> \$426,180				158				
# of Rooms 0		Influences/Ob					156				
#of Bedrooms 0		Depreciation 9		-			1.75ST/B-CM				
Color White		Functional Ob					[Area: 4898 ft <sup>2</sup>				
Foundation Concrete		External Influ.									
Framing Wood frame		% Unfinished	0								
Insulation Partial		Depreciated V	alue 177,504								
Roof Type Gambrel		Location Adj.		1							
Roof Material Asphalt shingl	es	Building Va	lue \$177,500								
Exterior Siding Wd Clpbrds		Plumbing Fixt		-							
Flooring Softwood/Unfi	nished	# 2-Fixture Ba		-							
Interior Walls Paneling	nonea	# 3-Fixture Ba									
Heating Fuel None		# 4-Fixture Ba									
Heating Type No Heat		# 5-Fixture Ba									
Cooling Type None		# Extra Fixture	es O								
Cooling Type None		# Kitchen Sink	s 0					29'			
		# Hot Water	0					1ST-CM 14			
Building Adjustmer			Features	_				[Area: 406 ft <sup>2</sup> ]			
Description #/sf HEATING SYSTEM 17,036		Description	#/sf Amount								
PEATING STSTEM 17,030	ə-00,144					33'	2.75ST/B-CM [Area: 2904 ft <sup>2</sup>	8			
							[Alea. 2004 II.	<u>.</u>			
							88'				
							24'				
							.75ST/OP-CM [Area: 96 ft <sup>2</sup>				
		Segments					Outbuilding				
segment		Area Rat iving Effective Sq. I	e / % Ft. Base Value Un	Description	Year	Size or Units	Size Base Value Adj		Condition FO / Depr. % l		Value
75ST/OP-CM	96	72 168 24.0		•		01110			, <u> </u>		
1.75ST/B-CM		8,572 13,470 20.9	93 \$281,871								
1ST-CM	406	406 406 24.8	30 \$10,068								
2.75ST/B-CM	2,904	7,986 10,890 21.9	96 \$239,125								
otal Building Segments:		7 000 04 004	\$535,101	Main D. 11 II	A477 500	0 / 1				*	7,50
	× 304 1	7,036 24,934	\$535.101	Main Building:	\$177,500	Outbui	dings: \$0	Fotal B	uildings on Card:	\$17	7 50