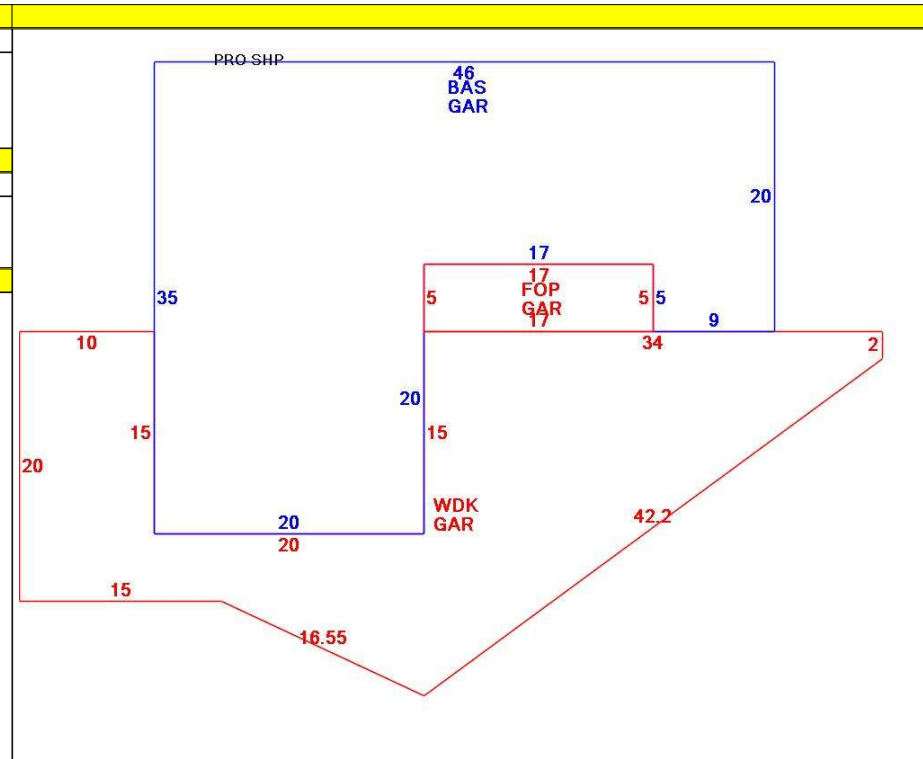


CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION						
WIANNO CLUB								Description	Code	Appraised	Assessed							
P O BOX 249								COMMERC.	3750	786,900	786,900							
OSTERVILLE MA 02655								COM LAND	3750	4,416,600	4,416,600							
SUPPLEMENTAL DATA																		
Alt Prcl ID				Plan Ref.														
Split Zonin				Land Ct#				13731-A										
BID Parcel				#SR				WASHINGTON A										
ResExpt Q				Life Estate														
#DL 1 LOT D				PP STATU														
#DL 2				Assoc Pid#														
GIS ID F_964527_2687511								Total				5,203,500	5,203,500					
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WIANNO CLUB				C236 0	07-02-1930	U		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
										2023	3750	789,400	2022	3750	759,800	2021	3750	431,100
											3750	4,416,600		3750	2,855,500		3750	2,786,800
																	3750	332,000
										Total				5,206,000	Total	3,615,300	Total	3,549,900
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							
Nbhd		Nbhd Name			B		Tracing		Batch		Appraised Bldg. Value (Card)				454,900			
0118									OSTVIL		Appraised Xf (B) Value (Bldg)				0			
											Appraised Ob (B) Value (Bldg)				332,000			
											Appraised Land Value (Bldg)				4,416,600			
											Special Land Value				0			
											Total Appraised Parcel Value				5,203,500			
											Valuation Method				C			
											Total Appraised Parcel Value				5,203,500			
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		
201502898	05-22-2015	CM	Commercial	8,000	09-18-2015	100	06-30-2016	ENCLOSE PORCH			05-04-2020	GM	04		FR	Field Review		
201502089	04-17-2015	TF	Tenant Fitout	10,000	09-18-2015	100	06-30-2016	REARRANGE WALL ON INTE			02-22-2017	JR	01		03	Cycl Insp Comp		
201501446	03-25-2015	CM	Commercial	20,000	09-18-2015	100	06-30-2016	ADD WALL FOR CLOSET, CH			07-11-2016	JR	01		02	Bldg Permit Completed		
B36609	04-01-1994	NC	New Constructi	50,000	01-15-1995	100	12-31-1995	OS CAMP			10-01-2008	NF	03		16	In Office Review		
B35723	03-01-1993	NC	New Constructi	25,000	12-31-1993	100	12-31-1993	OS REPLAC										
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	3750	TENNIS CLUB	RF-1	3		1.000	AC 330,000.00	1.00000	C	1.00	0118	12.500			0	4,125,000		
1	3750	TENNIS CLUB	RF-1	3		7.750	AC 39,600.00	1.00000	R	1.00		1.000			0	37,620		
Total Card Land Units						8.75	AC	Parcel Total Land Area: 8.75						Total Land Value		4,416,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	Comm Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
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	09	Pine/Soft Wood			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	3222	COMM BLDG			
Total Rooms					
Bedrooms	01				
Full Bathrooms	0				
Bath Split	00	0 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	8.00				
1st Floor Use:	3750				
Sewer Occupan					
			MIXED USE		
			Code	Description	Percentage
			3750	TENNIS CLUB	100
					0
					0
			COST / MARKET VALUATION		
			RCN		208,804
			Year Built		1978
			Effective Year Built		1988
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		24
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		76
			RCNLD		158,700
			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
TEN	Tennis Court 72	L	12,232	6.84	1995		52	00	1.00	43,500
SHD2	Shed w/Elec	L	120	26.00	1995		52		0.00	1,600
WDC	Deck composite	L	3,600	24.00	1995		52		0.00	38,800
WDC	Deck composite	L	540	24.00	2000		62		0.00	7,500
PAT1	Patio- Average	L	4,324	5.89	2000		62		0.00	11,900
TEN	Tennis Court 72	L	12,528	6.84	1995		52	C	1.00	44,600
TEN	Tennis Court 72	L	31,164	6.84	1995		52	C	1.00	110,800
FNC1	Fence C.L. 6' Vi	L	1,833	26.45	2000		62		0.00	30,100
FNC9	Fence Gate 10'	L	18	810.42	2000		62		0.00	9,000
IT1	IT POLE W/MH	L	12	4251.00	2000		62		0.00	31,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,135	1,135	1,135	109.15	123,885	
FOP	Open Porch	0	85	13	16.69	1,419	
GAR	Attached Garage	0	2,066	723	38.20	78,915	
WDK	Wood Deck	0	846	42	5.42	4,584	
Ttl Gross Liv / Lease Area		1,135	4,132	1,913		208,803	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA							
WIANNO CLUB						Description	Code	Appraised	Assessed								
P O BOX 249						COMMERC.	3750	786,900	786,900	VISION							
OSTERVILLE MA 02655						COM LAND	3750	4,416,600	4,416,600								
SUPPLEMENTAL DATA						Total		5,203,500	5,203,500								
Alt Prcl ID		Split Zonin		Plan Ref.		Land Ct#		13731-A									
#DL 1 LOT D		#DL 2		Life Estate		PP STATU		WASHINGTON A									
GIS ID F_964527_2687511				Assoc Pid#													
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
									2023	3750	789,400	2022	3750	759,800	2021	3750	431,100
										3750	4,416,600		3750	2,855,500		3750	2,786,800
																3750	332,000
									Total		5,206,000	Total		3,615,300	Total		3,549,900
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														
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)					454,900				
0118						OSTVIL		Appraised Xf (B) Value (Bldg)					0				
								Appraised Ob (B) Value (Bldg)					332,000				
								Appraised Land Value (Bldg)					4,416,600				
								Special Land Value					0				
								Total Appraised Parcel Value					5,203,500				
								Valuation Method					C				
								Total Appraised Parcel Value					5,203,500				
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	
Total Card Land Units						Parcel Total Land Area:						Total Land Value			4,416,600		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	12	Comm Bldg									
Model	94	Commercial									
Grade	C	Average									
Stories	1										
Occupancy	1.00										
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	09	Pine/Soft Wood									
Interior Floor 2											
Heating Fuel	03	Gas									
Heating Type	04	Hot Air									
AC Type	01	None									
Size Adj Tbl	3222	COMM BLDG									
Total Rooms											
Bedrooms	01										
Full Bathrooms	0										
Bath Split	00	0 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	8.00										
1st Floor Use:	3750										
Sewer Occupan											
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	
PKBR	Parking Bumper	L	10	52.17	2000		62		0.00	300	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WIANNO CLUB								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
P O BOX 249								COMMERC.	3750	786,900	786,900	
OSTERVILLE MA 02655								COM LAND	3750	4,416,600	4,416,600	VISION
SUPPLEMENTAL DATA								Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT D #DL 2 GIS ID F_964527_2687511				Plan Ref. Land Ct# 13731-A #SR WASHINGTON A Life Estate PP STATU Assoc Pid#								
								Total 5,203,500 5,203,500				

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WIANNO CLUB				C236 0	07-02-1930	U		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
										2023	3750	789,400	2022	3750	759,800	2021	3750	431,100
											3750	4,416,600		3750	2,855,500		3750	2,786,800
																	3750	332,000
										Total 5,206,000			Total 3,615,300			Total 3,549,900		

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0118			OSTVIL

NOTES			
BATH HOUSE & OFFC			

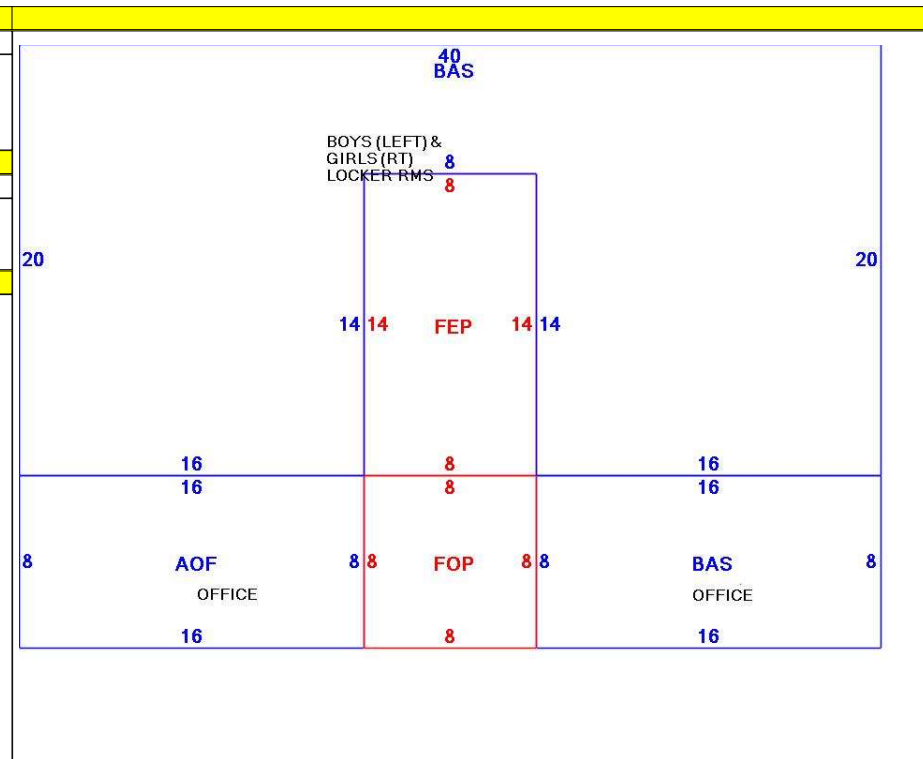
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result

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
2	3750	TENNIS CLUB	RF-1	3		0.000 AC	0.00	1.00000	0	1.00		1.000		0	0	0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		111,819
Interior Floor 2					
Heating Fuel	01	None	Year Built		1993
Heating Type	01	None	Effective Year Built		1996
AC Type	01	None	Depreciation Code		A
Size Adj Tbl	3222	COMM BLDG	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		18
Full Bathrooms	0		Functional Obsol		0
Bath Split	04	0 Full-4 Half	External Obsol		0
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	03	HEAT ONLY	Condition		
Frame Type	02	WOOD FRAME	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		82
Ceiling/Wall	00	NONE	RCNLD		91,700
Common Wall	00	0%	Dep % Ovr		
Wall Height	8.00		Dep Ovr Comment		
1st Floor Use:	3750		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	128	128	141	122.44	15,672	
BAS	First Floor	816	816	816	111.15	90,700	
FEP	Enclosed Porch	0	112	39	38.70	4,335	
FOP	Open Porch	0	64	10	17.37	1,112	
Ttl Gross Liv / Lease Area		944	1,120	1,006		111,819	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
WIANNO CLUB						Description	Code	Appraised	Assessed								
P O BOX 249		SUPPLEMENTAL DATA				COMMERC.	3750	786,900	786,900								
OSTERVILLE MA 02655		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT D #DL 2 GIS ID F_964527_2687511				Plan Ref. Land Ct# 13731-A #SR WASHINGTON A Life Estate PP STATU Assoc Pid#		COM LAND	3750	4,416,600	4,416,600						
						Total		5,203,500	5,203,500								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WIANNO CLUB		C236 0	07-02-1930	U		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2023	3750	789,400	2022	3750	759,800	2021	3750	431,100	
									3750	4,416,600		3750	2,855,500		3750	2,786,800	
															3750	332,000	
						Total		5,206,000	Total	3,615,300	Total	3,549,900					
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								
Total			0.00					Appraised Bldg. Value (Card) 454,900									
								Appraised Xf (B) Value (Bldg) 0									
								Appraised Ob (B) Value (Bldg) 332,000									
								Appraised Land Value (Bldg) 4,416,600									
								Special Land Value 0									
								Total Appraised Parcel Value 5,203,500									
								Valuation Method C									
								Total Appraised Parcel Value 5,203,500									
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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
3	3750	TENNIS CLUB	RF-1	3		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: 8.75						Total Land Value			4,416,600

