

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>						
WIANNO CLUB					7 Waterfront	Description	Code	Appraised	Assessed							
P O BOX 249		<b>SUPPLEMENTAL DATA</b> Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT A #DL 2 GIS ID F_965059_2687171				COMMERC.	3000	5,294,200	5,294,200							
OSTERVILLE MA 02655									COM LAND			3000	3,116,300	3,116,300		
						Total		8,410,500	8,410,500							
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	I	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WIANNO CLUB		0347 0321	06-16-1916	U	V	0		2023	3000	5,294,200	2022	3000	4,899,700	2021	3000	4,859,600
									3000	3,116,300		3000	2,597,000		3000	2,597,000
									3000			3000	40,100			
						Total		8,410,500	Total	7,496,700	Total	7,496,700				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00													
Total			0.00													
ASSESSING NEIGHBORHOOD							<b>APPRAISED VALUE SUMMARY</b> Appraised Bldg. Value (Card) 5,120,500 Appraised Xf (B) Value (Bldg) 133,600 Appraised Ob (B) Value (Bldg) 40,100 Appraised Land Value (Bldg) 3,116,300 Special Land Value 0 Total Appraised Parcel Value 8,410,500 Valuation Method C									
Nbhd	Nbhd Name		B	Tracing		Batch										
WF01						OSTVIL										
NOTES																
--WIANNO CLUB-- 60 MEMBERS																
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
EXPR-23-3	04-05-2023	835	Sid/Wind/Roof/	55,000		100		Replace 24 Windows with no			04-27-2020	GM	04		FR	Field Review
BLDC-23-12	02-01-2023	803	Addn Alt-Comm	40,000		100		DISMANTLE EXISTING FLOO			09-27-2016	JR	01		02	Bldg Permit Completed
EXPR-22-1	12-19-2022	835	Sid/Wind/Roof/	12,450		100		Strip old roof shingles over the			05-13-2015	JR	03		03	Cycl Insp Comp
EXPC-22-9	11-10-2022	835	Sid/Wind/Roof/	25,000		100		Replacing existing front vynl si			04-10-2014	JR	03		02	Bldg Permit Completed
EXPR-22-2	04-07-2022	835	Sid/Wind/Roof/	31,328		100		Replace 10 windows; no struct			12-29-2010	NF	03		16	In Office Review
EXPC-22-2	04-07-2022	835	Sid/Wind/Roof/	51,000		100		Rerplace 15 windows and rem			07-15-2008	NF	03		16	In Office Review
EXPC-22-11	04-07-2022	835	Sid/Wind/Roof/	31,328		100		Replace 10 windows: no struct			06-25-2008	NF	01		00	Meas/Listed-Interior Acces
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	RF-1	3		4.230 AC	330,000.00	1.00000	C	1.00	WF01	2.350	ALL SITE		0	736,725 3,116,300
Total Card Land Units						4.23 AC	Parcel Total Land Area: 4.23						Total Land Value 3,116,300			

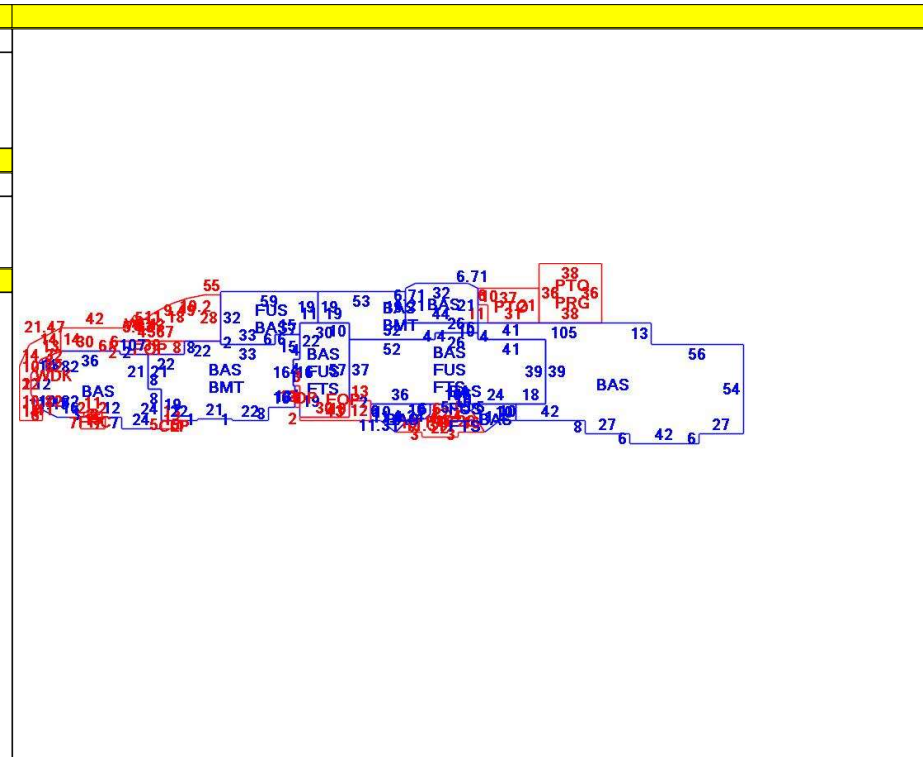
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	66	Hotel			
Model	94	Commercial			
Grade	B+	Custom Plus			
Stories	3				
Occupancy					
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	14	Carpet	RCN		5,787,116
Interior Floor 2	12	Hardwood			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water	Year Built		1887
AC Type	05	AC in Model	Effective Year Built		1988
Size Adj Tbl	3000	HOTELS	Depreciation Code		VG
Total Rooms			Remodel Rating		
Bedrooms	01		Year Remodeled		
Full Bathrooms	0		Depreciation %		24
Bath Split	00	0 Full-0 Half	Functional Obsol		0
Rms/Partitions	04	EXTENSIVE	External Obsol		0
Heat/AC	02	HEAT/AC SPLIT	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	03	ABOVE AVERAGE	Condition %		
Ceiling/Wall	08	TYPICAL	Percent Good		76
Common Wall	00	0%	RCNLD		4,398,200
Wall Height	10.00		Dep % Ovr		
1st Floor Use:	3000		Dep Ovr Comment		
Sewer Occupan			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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SHD2	Shed w/Elec	L	264	26.00	1990		42		0.00	2,900
CNC	Concession Sta	L	296	55.74	2014		90	A	1.58	23,500
PAV2	PAVING-CONC	L	294	6.00	2008		78		0.00	1,400
PAV2	PAVING-CONC	L	150	6.00	2008		78		0.00	700
RFCC	Reinforced Con	L	308	7.25	2008		78		0.00	1,700
PAV1	PAVING-ASPH	L	736	3.00	2008		78		0.00	1,700
SPR1	SPRINKLERS-	B	41,040	4.10	1988		76		0.00	127,900
FNC7	Chain Link Gate	L	2	810.42	2008		78		0.00	1,300
FNC2	Fence-6' W/d	L	24	27.85	2008		78		0.00	500
LTLS	Walkwv Lights	L	11	107.56	2008		78		0.00	900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	26,295	26,295	26,295	137.88	3,625,478
BMT	Basement Area	0	5,489	1,098	27.58	151,389
CLP	Loading Platform	0	65	7	14.85	965
FOP	Open Porch	0	1,241	186	20.66	25,645
FPC	Open Porch Conc. Floor	0	138	21	20.98	2,895
FTS	Finished Third Story	6,545	6,545	6,218	130.99	857,320
FUS	Upper Story	8,200	8,200	7,790	130.98	1,074,063
PRG	Pergola	0	1,368	137	13.81	18,889
PTO	Patio	0	2,079	104	6.90	14,339
WDK	Wood Deck	0	2,343	117	6.89	16,132
Ttl Gross Liv / Lease Area		41,040	53,763	41,973		5,787,115



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WIANNO CLUB					7 Waterfront	Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
P O BOX 249						COMMERC.	3000	5,294,200	5,294,200		
OSTERVILLE MA 02655						COM LAND	3000	3,116,300	3,116,300	<b>VISION</b>	
SUPPLEMENTAL DATA											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT A #DL 2 GIS ID F_965059_2687171				Plan Ref. 32/143 Land Ct# 13731-A #SR Life Estate PP STATU Assoc Pid#		Total		8,410,500	8,410,500		

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	3000	5,294,200	2022	3000	4,899,700	2021	3000	4,859,600
									3000	3,116,300		3000	2,597,000		3000	2,597,000
															3000	40,100
Total										8,410,500			Total			7,496,700
													Total			7,496,700

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						
									Appraised Bldg. Value (Card) 5,120,500						
Total									Appraised Xf (B) Value (Bldg) 133,600						
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 40,100							
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 3,116,300							
WF01						OSTVIL		Special Land Value 0							
NOTES								Total Appraised Parcel Value 8,410,500							
								Valuation Method C							
								Total Appraised Parcel Value 8,410,500							

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				
												3,116,300				

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style	66	Hotel								
Model	94	Commercial								
Grade	B+	Custom Plus								
Stories	3									
Occupancy					<b>MIXED USE</b>					
Exterior Wall 1	14	Wood Shingle			Code	Description			Percentage	
Exterior Wall 2										
Roof Structure	03	Gable/Hip								
Roof Cover	03	Asph/F Gls/Cmp								
Interior Wall 1	03	Plastered			<b>COST / MARKET VALUATION</b>					
Interior Wall 2	05	Drywall			RCN					
Interior Floor 1	14	Carpet								
Interior Floor 2	12	Hardwood								
Heating Fuel	03	Gas			Year Built					
Heating Type	05	Hot Water			Effective Year Built					
AC Type	05	AC in Model			Depreciation Code					
Size Adj Tbl	3000	HOTELS			Remodel Rating					
Total Rooms					Year Remodeled					
Bedrooms	01				Depreciation %					
Full Bathrooms	0	0 Full-0 Half			Functional Obsol					
Bath Split	00				External Obsol					
Rms/Partitions	04	EXTENSIVE			Trend Factor					
Heat/AC	02	HEAT/AC SPLIT			Condition					
Frame Type	02	WOOD FRAME			Condition %					
Baths/Plumbing	03	ABOVE AVERAGE			Percent Good					
Ceiling/Wall	08	TYPICAL			RCNLD					
Common Wall	00	0%			Dep % Ovr					
Wall Height	10.00				Dep Ovr Comment					
1st Floor Use:	3000				Misc Imp Ovr					
Sewer Occupan					Misc Imp Ovr Comment					
					Cost to Cure Ovr					
					Cost to Cure Ovr Comment					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV2	PAVING-CONC	L	845	6.00	2008		78		0.00	4,000
LDDK	Loading Dock -	L	72	22.68	2008		89		0.00	1,500
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
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					7 Waterfront	Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
P O BOX 249						COMMERC.	3000	5,294,200	5,294,200		
OSTERVILLE MA 02655						COM LAND	3000	3,116,300	3,116,300	<b>VISION</b>	
SUPPLEMENTAL DATA											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT A #DL 2 GIS ID F_965059_2687171				Plan Ref. 32/143 Land Ct# 13731-A #SR Life Estate PP STATU Assoc Pid#		Total		8,410,500	8,410,500		

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	I	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WIANNO CLUB		0347 0321	06-16-1916	U	V	0		2023	3000	5,294,200	2022	3000	4,899,700	2021	3000	4,859,600
									3000	3,116,300		3000	2,597,000		3000	2,597,000
															3000	40,100
								Total		8,410,500	Total		7,496,700	Total		7,496,700

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor							
									<b>APPRAISED VALUE SUMMARY</b>							
Total			0.00						Appraised Bldg. Value (Card)				5,120,500			
									Appraised Xf (B) Value (Bldg)				133,600			
									Appraised Ob (B) Value (Bldg)				40,100			
									Appraised Land Value (Bldg)				3,116,300			
									Special Land Value				0			
									Total Appraised Parcel Value				8,410,500			
									Valuation Method				C			
									Total Appraised Parcel Value				8,410,500			

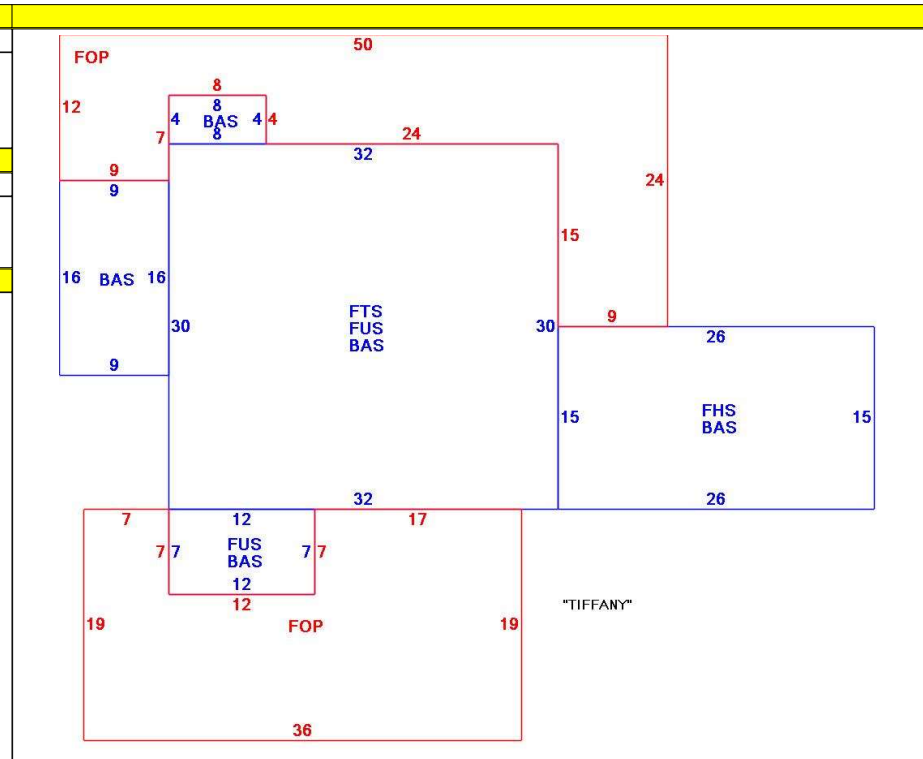
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result

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	
2	3000	HOTELS	RF-1	3		0 SF	0.00	1.00000	0	1.00		1.000			0	0	
Total Card Land Units						0.00	AC	Parcel Total Land Area:				4.23	Total Land Value				3,116,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	2.75				
Occupancy	0.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heating Fuel	01	None			
Heating Type	01	None			
AC Type	01	None			
Size Adj Tbl	3000	HOTELS			
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	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3000				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3000	HOTELS	100
		0
		0

COST / MARKET VALUATION		
RCN		436,320
Year Built		1879
Effective Year Built		1974
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	35	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	65	
RCNLD		283,600
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,610	1,610	1,610	109.52	176,324	
FHS	Half Story	312	390	293	82.28	32,089	
FOP	Open Porch	0	1,180	177	16.43	19,385	
FTS	Finished Third Story	960	960	912	104.04	99,881	
FUS	Upper Story	1,044	1,044	992	104.06	108,642	
Ttl Gross Liv / Lease Area		3,926	5,184	3,984		436,321	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WIANNO CLUB					7 Waterfront	Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
P O BOX 249						COMMERC.	3000	5,294,200	5,294,200		
OSTERVILLE MA 02655						COM LAND	3000	3,116,300	3,116,300	<b>VISION</b>	
SUPPLEMENTAL DATA											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT A #DL 2 GIS ID F_965059_2687171				Plan Ref. 32/143 Land Ct# 13731-A #SR Life Estate PP STATU Assoc Pid#		Total		8,410,500	8,410,500		

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	I	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WIANNO CLUB		0347 0321	06-16-1916	U	V	0		2023	3000	5,294,200	2022	3000	4,899,700	2021	3000	4,859,600
									3000	3,116,300		3000	2,597,000		3000	2,597,000
									3000	40,100						
Total								8,410,500	Total	7,496,700	Total	7,496,700				

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 5,120,500			
Total			0.00					Appraised Xf (B) Value (Bldg) 133,600				
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 40,100				
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 3,116,300				
WF01						OSTVIL		Special Land Value 0				
NOTES								Total Appraised Parcel Value 8,410,500				
8 HOTEL RMS								Valuation Method C				
"BEACH COTTAGE"								Total Appraised Parcel Value 8,410,500				

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
3	3000	HOTELS	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: 4.23				Total Land Value 3,116,300				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	94	Commercial			
Grade	B-	Custom Minus			
Stories	2				
Occupancy	8.00				
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	14	Carpet	RCN		535,006
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1963
Heating Type	02	Floor Furnace	Effective Year Built		1996
AC Type	03	Central	Depreciation Code		VG
Size Adj Tbl	3000	HOTELS	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	01		Depreciation %		18
Full Bathrooms	0		Functional Obsol		0
Bath Split	00	0 Full-0 Half	External Obsol		0
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	01	HEAT/AC PKGS	Condition		
Frame Type	02	WOOD FRAME	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		82
Ceiling/Wall	06	CEIL & WALLS	RCNLD		438,700
Common Wall	00	0%	Dep % Ovr		
Wall Height	10.00		Dep Ovr Comment		
1st Floor Use:	3000		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
FPL3	Fireplace 2 stor	B	1	7000.00	1997		82		0.00	5,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,260	2,260	2,260	131.10	296,279	
BMT	Basement Area	0	1,296	259	26.20	33,954	
FOP	Open Porch	0	1,648	247	19.65	32,381	
FPC	Open Porch Conc. Floor	0	558	84	19.73	11,012	
FUS	Upper Story	1,296	1,296	1,231	124.52	161,380	
Ttl Gross Liv / Lease Area		3,556	7,058	4,081		535,006	

