

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA						
OYSTER HARBORS CLUB INC						Description	Code	Appraised	Assessed							
1 GRAND ISLAND RD						COMMERC.	3800	12,225,000	12,225,000	VISION						
OYSTER HARB MA 02655						COM LAND	3800	6,013,500	6,013,500							
		SUPPLEMENTAL DATA														
		Alt Prcl ID		Plan Ref.												
		Split Zonin		Land Ct# 15354-H												
		BID Parcel		#SR												
		ResExpt Q		Life Estate												
		#DL 1 LOT 36 & 137		PP STATU												
		#DL 2														
		GIS ID F_952062_2688726		Assoc Pid#												
						Total		18,238,500	18,238,500							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OYSTER HARBORS CLUB INC		C1195 0	01-15-1990	U	I	2,150,000	1	Year	Code	Assessed	Year	Code	Assessed			
MELLON, PAUL		C109 0	12-15-1986	U	I	1	B	2023	3800	12,225,000	2022	3800	11,361,700			
OYSTER HARBORS INC		C433 0	06-02-1937	U		0			3800	6,013,500		3800	5,011,300			
								Total	18,238,500	Total	16,373,000	Total	16,560,000			
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)			11,475,200			
CI27								OSTVIL		Appraised Xf (B) Value (Bldg)			127,900			
NOTES								Appraised Ob (B) Value (Bldg)				621,900				
OYSTER HARBOR GOLF CLUB								APP W/071-004-002				Appraised Land Value (Bldg)			6,013,500	
												Special Land Value			0	
												Total Appraised Parcel Value			18,238,500	
												Valuation Method			C	
												Total Appraised Parcel Value			18,238,500	
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		
BLDC-23-16	08-07-2023	825	New Const - Co	350,000		0		To construct an outdoor caban	06-16-2020	SR	01		02	Bldg Permit Completed		
BLDC-23-16	08-07-2023	810	Demolition	10,000		0		tear down existing beach caba	05-04-2020	GM	04		FR	Field Review		
19-3416	12-02-2019	804	Addn Alt-Res	500,000	06-10-2020	100	06-30-2020	CONSTRUCT A 54' X 22' ADD	08-28-2018	SR	02		02	Bldg Permit Completed		
17-3761	11-03-2017	802	Accessory-com	10,000	03-15-2018	100	06-30-2018	11 x 18 shed	08-03-2018	EO	02		02	Bldg Permit Completed		
17-2763	09-28-2017	802	Accessory-com	350,000	03-15-2018	100	06-30-2018	REBUILD NEW TENNIS FACI	02-13-2017	JR	03		02	Bldg Permit Completed		
17-2762	09-26-2017	811	Demo - Access	10,000	03-15-2018	100	06-30-2018	DEMO EXISTING TENNIS FA	06-13-2016	SR	02		03	Cycl Insp Comp		
16-395	03-15-2016	809	Deck	6,000	11-08-2016	100	06-30-2017	to extend a deck off rear porch	08-29-2014	MW	02		02	Bldg Permit Completed		
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
1	3800	COUNTRY CLB	RF-1	3		5.000	AC 330,000.00	1.00000	C	1.00	WF03	3.800		0	1,191,300	5,956,500
1	3800	COUNTRY CLB	RF-1	3		1.440	AC 39,600.00	1.00000	R	1.00		1.000		0	39,600	57,000
Total Card Land Units						6.44	AC	Parcel Total Land Area: 6.44						Total Land Value		6,013,500

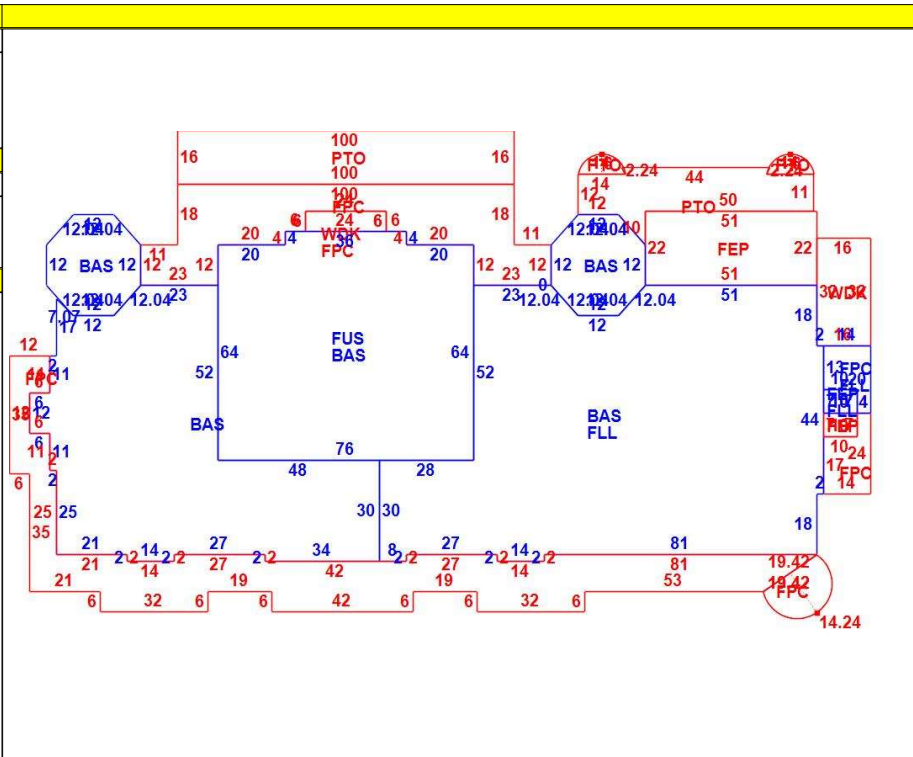
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	38	Country Club			
Model	94	Commercial			
Grade	X	Exceptional			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heating Fuel	02	Oil			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3800	COUNTRY CLB M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	04	EXTENSIVE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	04	EXTENSIVE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3810				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3800	COUNTRY CLB M94	100
		0
		0

COST / MARKET VALUATION	
RCN	11,260,992
Year Built	2005
Effective Year Built	2010
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	7
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	93
RCNLD	10,472,700
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	60,000	3.00	1985		32		0.00	57,600
SPR1	SPRINKLERS-	B	9,531	4.10	2012		93		0.00	36,300
BLK	Bulkheading	L	120	869.29	1998		58		0.00	60,500
SHED	Shed	L	132	18.00	1985		32		0.00	800
PATC	Conc Pavers W	L	2,640	15.46	2010		82		0.00	27,000
FPIT	Fire Pit	L	2	3010.00	2010		82	C	1.00	4,900
WDC	Wood Decking	L	144	20.00	2010		82		0.00	3,300
FPL2	Fireplace 1.5 st	B	1	6000.00	2012		93		0.00	5,600
ELVS	Elevator-Comm	B	3	30000.00	2012		93		0.00	83,700
LP10	Light Pole per L	L	104	108.16	2010		82		0.00	9,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	20,540	20,540	20,540	324.78	6,670,920
FEP	Enclosed Porch	0	1,262	442	113.75	143,551
FLL	Fin Lowr Level	9,176	9,176	7,800	276.07	2,533,261
FPC	Open Porch Conc. Floor	0	6,456	968	48.70	314,384
FUS	Upper Story	5,008	5,008	4,758	308.56	1,545,289
PTO	Patio	0	2,640	132	16.24	42,871
WDK	Wood Deck	0	656	33	16.34	10,718
Ttl Gross Liv / Lease Area		34,724	45,738	34,673		11,260,994



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OYSTER HARBORS CLUB INC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
1 GRAND ISLAND RD						COMMERC.	3800	12,225,000	12,225,000	
OYSTER HARB MA 02655						COM LAND	3800	6,013,500	6,013,500	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID	Split Zonin	Plan Ref.	Land Ct#	15354-H						
BID Parcel	ResExpt Q	#SR	Life Estate	PP STATU						
#DL 1	LOT 36 & 137	Assoc Pid#								
#DL 2										
GIS ID	F_952062_2688726									

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	3800	12,225,000	2022	3800	11,361,700	2021	3800	10,863,600
									3800	6,013,500		3800	5,011,300		3800	5,011,300
															3800	685,100
								Total		18,238,500	Total		16,373,000	Total		16,560,000

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI27			OSTVIL

NOTES			
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APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			11,475,200
Appraised Xf (B) Value (Bldg)			127,900
Appraised Ob (B) Value (Bldg)			621,900
Appraised Land Value (Bldg)			6,013,500
Special Land Value			0
Total Appraised Parcel Value			18,238,500
Valuation Method			C
Total Appraised Parcel Value			18,238,500

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	
Total Card Land Units						Parcel Total Land Area:						Total Land Value					6,013,500

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	38	Country Club									
Model	94	Commercial									
Grade	X	Exceptional									
Stories	1										
Occupancy	1.00					MIXED USE					
Exterior Wall 1	14	Wood Shingle				Code	Description			Percentage	
Exterior Wall 2											
Roof Structure	03	Gable/Hip									
Roof Cover	10	Wood Shingle									
Interior Wall 1	05	Drywall				COST / MARKET VALUATION					
Interior Wall 2						RCN					
Interior Floor 1	14	Carpet				Year Built					
Interior Floor 2	12	Hardwood				Effective Year Built					
Heating Fuel	02	Oil				Depreciation Code					
Heating Type	04	Hot Air				Remodel Rating					
AC Type	03	Central				Year Remodeled					
Size Adj Tbl	3800	COUNTRY CLB M94				Depreciation %					
Total Rooms						Functional Obsol					
Bedrooms	00					External Obsol					
Full Bathrooms	0	0 Full-0 Half				Trend Factor					
Bath Split	00	EXTENSIVE				Condition					
Rms/Partitions	04	HEAT/AC SPLIT				Condition %					
Heat/AC	02	WOOD FRAME				Percent Good					
Frame Type	02	EXTENSIVE				RCNLD					
Baths/Plumbing	04	CEIL & WALLS				Dep % Ovr					
Ceiling/Wall	06	0%				Dep Ovr Comment					
Common Wall	00					Misc Imp Ovr					
Wall Height	10.00					Misc Imp Ovr Comment					
1st Floor Use:	3810					Cost to Cure Ovr					
Sewer Occupan						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	
FPLG	Gas Fireplace-	B	1	2500.00	2012		93		0.00	2,300	
WDC	Wood Decking	L	512	20.00	2016		94		0.00	9,000	
FNCV	FENCE 6' VINY	L	46	41.65	2016		94		0.00	1,800	
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				
OYSTER HARBORS CLUB INC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
1 GRAND ISLAND RD						COMMERC.	3800	12,225,000	12,225,000	
OYSTER HARB MA 02655						COM LAND	3800	6,013,500	6,013,500	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 36 & 137 #DL 2 GIS ID F_952062_2688726				Plan Ref. Land Ct# 15354-H #SR Life Estate PP STATU Assoc Pid#						
						18,238,500				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OYSTER HARBORS CLUB INC	C1195	0	01-15-1990	U	I	2,150,000	1	Year	Code	Assessed	Year	Code	Assessed
MELLON, PAUL	C109	0	12-15-1986	U	I	1	B	2023	3800	12,225,000	2022	3800	11,361,700
OYSTER HARBORS INC	C433	0	06-02-1937	U		0			3800	6,013,500	2021	3800	5,011,300
								Total	18,238,500	Total	16,373,000	Total	16,560,000

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CI27				OSTVIL

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			11,475,200
Appraised Xf (B) Value (Bldg)			127,900
Appraised Ob (B) Value (Bldg)			621,900
Appraised Land Value (Bldg)			6,013,500
Special Land Value			0
Total Appraised Parcel Value			18,238,500
Valuation Method			C
Total Appraised Parcel Value			18,238,500

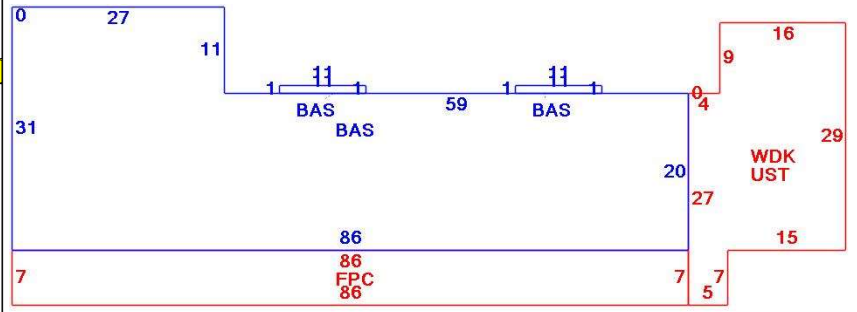
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result

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	3800	COUNTRY CLB	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: 6.44						Total Land Value		6,013,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	114	RestRoom Buildings			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	07	Knotty Pine			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	01	None			
Heating Type	01	None			
AC Type	01	None			
Size Adj Tbl	3810	RECR OUTBLDG M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	04	CEIL & MIN WL			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3811				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3800	COUNTRY CLB M94	100
		0
		0

COST / MARKET VALUATION	
RCN	573,804
Year Built	2017
Effective Year Built	2016
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	2
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	98
RCNLD	562,300
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
BTH1	Bath Hse - No	L	480	42.98	1985		32	00	1.00	6,600
BTH2	Bath Hse-Plum	L	180	81.58	1985		32	00	1.00	4,700
SHED	Shed	L	120	18.00	1985		32		0.00	700
PATC	Conc Pavers W	L	740	15.46	1990		42		0.00	4,500
PAV1	PAVING-ASPH	L	1,008	3.00	1990		42		0.00	1,300
PAV1	PAVING-ASPH	L	5,568	3.00	1990		42		0.00	7,000
PAV1	PAVING-ASPH	L	7,700	3.00	1990		42		0.00	9,700
FNC5	FENCE-10'CHA	L	680	34.35	1985		32		0.00	7,500
FNC7	Chain Link Gate	L	5	810.42	1985		32		0.00	1,300
STRS	Stairs to Water	L	44	122.52	1990		42	C	1.00	2,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,039	2,039	2,039	258.94	527,972	
FPC	Open Porch Conc. Floor	0	602	90	38.71	23,304	
UST	Utility Enclosure	0	579	58	25.94	15,018	
WDK	Wood Deck	0	579	29	12.97	7,509	
Ttl Gross Liv / Lease Area		2,039	3,799	2,216		573,803	



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1 GRAND ISLAND RD						COMMERC.	3800	12,225,000	12,225,000	
OYSTER HARB MA 02655						COM LAND	3800	6,013,500	6,013,500	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID			Plan Ref.							
Split Zonin			Land Ct# 15354-H							
ResExpt Q			#SR							
#DL 1 LOT 36 & 137			Life Estate							
#DL 2			PP STATU							
GIS ID F_952062_2688726			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	3800	12,225,000	2022	3800	11,361,700	2021	3800	10,863,600
									3800	6,013,500		3800	5,011,300		3800	5,011,300
								Total		18,238,500	Total		16,373,000	Total		16,560,000

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI27			OSTVIL

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
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Special Land Value			0
Total Appraised Parcel Value			18,238,500
Valuation Method			C
Total Appraised Parcel Value			18,238,500

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
Total Card Land Units						Parcel Total Land Area:						Total Land Value				6,013,500

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	114	RestRoom Buildings									
Model	94	Commercial									
Grade	C+	Average Plus									
Stories	1										
Occupancy	1.00										
Exterior Wall 1	14	Wood Shingle									
Exterior Wall 2											
Roof Structure	03	Gable/Hip									
Roof Cover	10	Wood Shingle									
Interior Wall 1	07	Knotty Pine									
Interior Wall 2											
Interior Floor 1	09	Pine/Soft Wood									
Interior Floor 2	11	Ceram Clay Til									
Heating Fuel	01	None									
Heating Type	01	None									
AC Type	01	None									
Size Adj Tbl	3810	RECR OUTBLDG M94									
Total Rooms											
Bedrooms	00										
Full Bathrooms	0										
Bath Split	00	0 Full-0 Half									
Rms/Partitions	03	ABOVE AVERAGE									
Heat/AC	02	HEAT/AC SPLIT									
Frame Type	02	WOOD FRAME									
Baths/Plumbing	03	ABOVE AVERAGE									
Ceiling/Wall	04	CEIL & MIN WL									
Common Wall	00	0%									
Wall Height	8.00										
1st Floor Use:	3811										
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	
WDC	Wood Deck w/o	L	592	18.00	1990		42		0.00	4,100	
WDC	Wood Deck w/o	L	756	18.00	1990		42		0.00	5,200	
DKHD	Dock-Heavy	L	1	205000.0	1990		42		0.00	86,100	
TEN	Tennis Court 72	L	31,200	6.84	2017		96	B+	1.40	286,800	
SHD2	Shed w/Elec	L	198	26.00	2017		96		0.00	4,900	
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				
OYSTER HARBORS CLUB INC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
1 GRAND ISLAND RD						COMMERC.	3800	12,225,000	12,225,000	
OYSTER HARB MA 02655						COM LAND	3800	6,013,500	6,013,500	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID			Plan Ref.							
Split Zonin			Land Ct# 15354-H							
ResExpt Q			#SR							
#DL 1 LOT 36 & 137			Life Estate							
#DL 2			PP STATU							
GIS ID F_952062_2688726			Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OYSTER HARBORS CLUB INC	C1195	0	01-15-1990	U	I	2,150,000	1	Year	Code	Assessed	Year	Code	Assessed
MELLON, PAUL	C109	0	12-15-1986	U	I	1	B	2023	3800	12,225,000	2022	3800	11,361,700
OYSTER HARBORS INC	C433	0	06-02-1937	U		0			3800	6,013,500	2021	3800	5,011,300
								Total	18,238,500	Total	16,373,000	Total	16,560,000

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI27			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	11,475,200
Appraised Xf (B) Value (Bldg)	127,900
Appraised Ob (B) Value (Bldg)	621,900
Appraised Land Value (Bldg)	6,013,500
Special Land Value	0
Total Appraised Parcel Value	18,238,500
Valuation Method	C
Total Appraised Parcel Value	18,238,500

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	3800	COUNTRY CLB	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: 6.44						Total Land Value		6,013,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	24	Daycare Center			
Model	94	Commercial			
Grade	B-	Custom Minus			
Stories	1.3				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2	06	Cust Wd Panel			
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	09	Pine/Soft Wood			
Heating Fuel	08	Propane			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3520	DAY CARE M94			
Total Rooms	2				
Bedrooms	00				
Full Bathrooms	2				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3810				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3800	COUNTRY CLB M94	100
		0
		0

COST / MARKET VALUATION		
RCN		458,533
Year Built		2012
Effective Year Built		2014
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	4	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	96	
RCNLD		440,200
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
WDC	Wood Deck w/o	L	24	18.00	2012		86		0.00	1,400
PATC	Conc Pavers W	L	36	15.46	2012		93		0.00	700
LP10	Light Pole per L	L	65	108.16	2012		86		0.00	6,000
PAV1	PAVING-ASPH	L	1,492	3.00	2012		93		0.00	4,200
STRS	Stairs to Water	L	25	122.52	2014		90	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,414	1,414	1,414	187.16	264,639	
BMT	Basement Area	0	320	64	37.43	11,978	
FLL	Fin Lowr Level	1,094	1,094	930	159.10	174,055	
FOP	Open Porch	0	18	3	31.19	561	
FPC	Open Porch Conc. Floor	0	84	13	28.96	2,433	
PTO	Patio	0	36	2	10.40	374	
WDK	Wood Deck	0	484	24	9.28	4,492	
Ttl Gross Liv / Lease Area		2,508	3,450	2,450		458,532	

