

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION								
OYSTER HARBORS YACHT BASIN REALTY CORP 122 BRIDGE ST OSTERVILLE MA 02655					7 Waterfront	Description	Code	Appraised	Assessed									
		SUPPLEMENTAL DATA				COMMERC.	3840	3,385,600	3,385,600									
						COM LAND	3840	2,640,000	2,640,000									
						Total		6,025,600	6,025,600									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
OYSTER HARBORS YACHT BASIN		7433 0104	02-15-1991	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
OYSTER HARBORS YACHT BASIN		5936 0073	09-15-1987	U	I	1	B	2023	3840	3,389,600	2022	3840	3,320,000	2021	3840	762,200		
SILVIA, FLOYD J TR		5927 0248	09-15-1987	U	I	7,325,000	N		3840	2,640,000		3840	2,200,000		3840	2,200,000		
CROSBY FAMILY PARTNERSHIP		5379 0258	10-15-1986	U	I	1	A					3840	2,512,900					
CROSBY, CHESTER A ET AL		5379 0254	10-15-1986	U	I	1	A	Total		6,029,600	Total		5,520,000	Total		5,475,100		
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																		
Nbhd	Nbhd Name	B	Tracing	Batch														
WF02				OSTVIL														
NOTES																		
OYSTER HARBOR YACHT CLUB																		
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				
201203248	06-07-2012	IN	Insulation	10,967	06-30-2012	100	06-30-2012	INSULATE-WEATHERIZE-AIR	07-24-2021	CK	02		03	Cycl Insp Comp				
200705643	10-17-2007	CM	Commercial	55,000	06-30-2008	100	06-30-2008	INSULATE/SHEATH INSIDE	05-04-2020	GM	04		FR	Field Review				
79328	09-17-2004	RE	Remodel	40,000	08-11-2005	100	01-01-2005	INSULATE/WALLS	02-16-2012	JR	03		16	In Office Review				
71527	09-16-2003	RE	Remodel	16,000	08-17-2004	100	01-01-2005	ROOF CUPOLA & WINDOWS	10-06-2009	NF	03		16	In Office Review				
71172	09-02-2003	CM	Commercial	228,000	05-14-2004	100	01-01-2004	BOAT STORAGE BLDG	03-14-2006	PT	04		44	Drive by inspection only				
70663	08-07-2003	DE	Demolish		05-14-2004	100	01-01-2004	DEMO BOAT STORAGE BLD	08-11-2005	JS	02		02	Bldg Permit Completed				
55613	09-05-2001	DE	Demolish	0	01-01-2002	100	06-30-2002	BOAT STORAGE BLDG	08-17-2004	PT	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	3841	MARINAS	SPLI	3		2.500	AC	330,000.00	1.00000	C	1.00	WF02	3.200		0	1,056,000	2,640,000	
Total Card Land Units						2.50	AC	Parcel Total Land Area: 2.50						Total Land Value				2,640,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	48	Warehouse-Wd Frm			
Model	96	Ind/Comm			
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	03	Concr Finished			
Interior Floor 2					
Heating Fuel	01	None			
Heating Type	01	None			
AC Type	01	None			
Size Adj Tbl	384I	MARINAS			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	00	NONE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	24.00				
1st Floor Use:	384I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
384I	MARINAS	100
		0
		0

COST / MARKET VALUATION	
RCN	397,136
Year Built	2001
Effective Year Built	2006
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	90
RCNLD	357,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

42	160	BAS	42
	160		

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
BLK	Bulkheading	L	60	869.29	1995		52		0.00	27,100
DKSL	Dock-Marina QI	L	28	7625.00	1995		52		0.00	111,000
DKHD	Dock-Heavy	L	6	205000.0	1995		52		0.00	639,600
DKAV	Dock-Ave	L	2	100000.0	1995		52		0.00	104,000
DKLT	Dock-Light	L	1	60000.00	1995		52		0.00	31,200
SLIP	BOAT SLIPS	L	80	20000.00	1995		100		0.00	1,600,000
PAV1	PAVING-ASPH	L	32,724	3.00	1995		52		0.00	51,000
FGPL	Flagpole-25'	L	1	2229.00	2000		62		0.00	1,400
SHED	Shed	L	49	18.00	2010		82		0.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	6,720	6,720	6,720	59.10	397,136	
Ttl Gross Liv / Lease Area		6,720	6,720	6,720		397,136	



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OYSTER HARBORS YACHT BASIN REALTY CORP 122 BRIDGE ST OSTERVILLE MA 02655					7 Waterfront	Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	3840	3,385,600	3,385,600	
						COM LAND	3840	2,640,000	2,640,000	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin RC;MB-A1 BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_957752_2690260				Plan Ref. 181/11 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

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OYSTER HARBORS YACHT BASIN	7433	0104	02-15-1991	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OYSTER HARBORS YACHT BASIN	5936	0073	09-15-1987	U	I	1	B	2023	3840	3,389,600	2022	3840	3,320,000	2021	3840	762,200
SILVIA, FLOYD J TR	5927	0248	09-15-1987	U	I	7,325,000	N		3840	2,640,000		3840	2,200,000		3840	2,200,000
CROSBY FAMILY PARTNERSHIP	5379	0258	10-15-1986	U	I	1	A								3840	2,512,900
CROSBY, CHESTER A ET AL	5379	0254	10-15-1986	U	I	1	A	Total		6,029,600	Total		5,520,000	Total		5,475,100

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF02			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	819,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,566,000
Appraised Land Value (Bldg)	2,640,000
Special Land Value	0
Total Appraised Parcel Value	6,025,600
Valuation Method	C
Total Appraised Parcel Value	6,025,600

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	3841	MARINAS	SPLI	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: 2.50						Total Land Value		2,640,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	48	Warehouse-Wd Frm			
Model	96	Ind/Comm			
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	03	Concr Finished	RCN		502,434
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	08	Radiant	Year Built		2003
AC Type	01	None	Effective Year Built		2009
Size Adj Tbl	384I	MARINAS	Depreciation Code		G
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		8
Bath Split			Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	03	HEAT ONLY	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	00	NONE	Condition %		
Ceiling/Wall	00	NONE	Percent Good		92
Common Wall	00	0%	RCNLD		462,200
Wall Height	24.00		Dep % Ovr		
1st Floor Use:	384I		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 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	7,488	7,488	7,488	67.10	502,434	
Ttl Gross Liv / Lease Area		7,488	7,488	7,488		502,434	

