

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
AZZI, PIERRE E TR NORTH BAY REALTY TRUST 1601 FORUM PLACE SUITE 307					7 Waterfront	Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
WEST PALM BE FL 33401						COMMERC. COM LAND	3840 3840	1,564,000 1,165,400	1,564,000 1,165,400	
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin RC;MB-A2			Plan Ref. Land Ct# 17529-A					
BID Parcel		#DL 1 LOTS B, C, D, E & F			#SR					
ResExpt Q		#DL 2			Life Estate PP STATU					
GIS ID		F_958589_2690133			Assoc Pid#					
							Total	2,729,400	2,729,400	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
AZZI, PIERRE E TR		D137 0	05-24-2019	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CALLAHAN, RICHARD P TR		C973 0	07-15-1984	U	I	385,000	O	2023	3840	1,564,000	2022	3840	1,503,600	2021	3840	769,500
FRENCH, ROBERT E TR		C432 0	07-01-1968	U		0			3840	1,165,400		3840	1,165,400		3840	1,165,400
									3840			3840			3840	734,100
							Total	2,729,400	Total	2,669,000	Total	2,669,000	Total	2,669,000		

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								
WF02				OSTVIL								
NOTES												
NAUTICUS MARINA & WEDDING VENUE 27 SLIPS												
				Appraised Bldg. Value (Card)				829,900				
				Appraised Xf (B) Value (Bldg)				0				
				Appraised Ob (B) Value (Bldg)				734,100				
				Appraised Land Value (Bldg)				1,165,400				
				Special Land Value				0				
				Total Appraised Parcel Value				2,729,400				
				Valuation Method				C				
				Total Appraised Parcel Value				2,729,400				

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	
EXPC-22-6	09-16-2022	835	Sid/Wind/Roof/	24,256		100		Replacement of Deck windows	05-04-2020	GM	04		FR	Field Review	
BLDC-22-74	04-25-2022	802	Accessory-com	5,000		100		setup a 46 x 66 ft tent (rain onl	02-07-2020	CK	22		22	Change of Address	
201107126	12-22-2011	NR	New Roof	32,000	06-30-2012	100	06-30-2012	STRIP/REROOF 40SQ RED C	10-15-2018	SR	02		03	Cycl Insp Comp	
9636	08-01-1995	RE	Remodel	5,000	01-15-1996	100	06-30-1996	OS ALTER.	04-08-2016	AL	22		22	Change of Address	
B34960	04-01-1992	CM	Commercial	149,000	01-15-1994	100	06-30-1994	OS DOCK	07-29-2015	JR	03		16	In Office Review	
B33583	03-01-1990	SP	Swimming Pool	225,000	06-30-1990	100	06-30-1990	OS PIER	05-14-2014	JR	03		16	In Office Review	
8568	02-26-1985	RE	Remodel	0	06-30-1985	100	06-30-1985	EXIST DW,ADD PORCH	02-01-2013	JR	01		14	Cyclical Inspection	

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	3840	MARINAS M94	SPLI	3		0.690	AC	330,000.00	1.06631	C	1.50	WF02	3.200	IU	0	1,689,039	1,165,400
						Total Card Land Units	0.69	AC	Parcel Total Land Area: 0.69						Total Land Value	1,165,400	

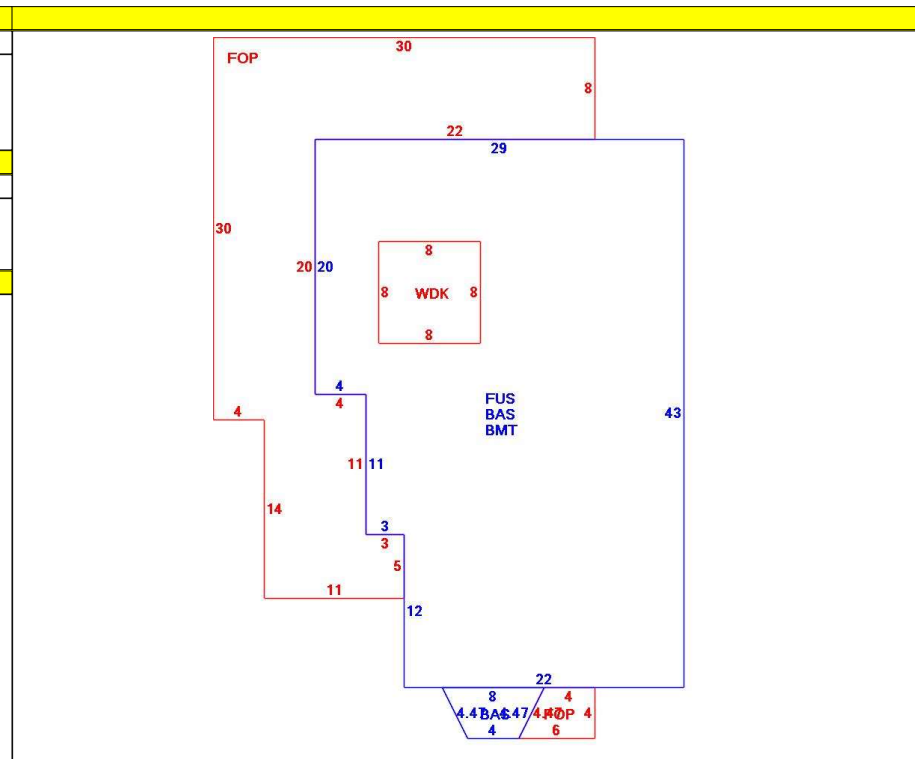
CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	23	Res Typ Com							
Model	94	Commercial							
Grade	B	Custom							
Stories	2								
Occupancy	1.00								
Exterior Wall 1	14	Wood Shingle							
Exterior Wall 2	11	Clapboard							
Roof Structure	03	Gable/Hip							
Roof Cover	03	Asph/F Gls/Cmp							
Interior Wall 1	03	Plastered							
Interior Wall 2									
Interior Floor 1	12	Hardwood							
Interior Floor 2									
Heating Fuel	02	Oil							
Heating Type	04	Hot Air							
AC Type	03	Central							
Size Adj Tbl	3840	MARINAS M94							
Total Rooms									
Bedrooms	04								
Full Bathrooms	2								
Bath Split	20	2 Full-0 Half							
Rms/Partitions	02	AVERAGE							
Heat/AC	01	HEAT/AC PKGS							
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:	3150								
Sewer Occupan									

MIXED USE		
Code	Description	Percentage
3840	MARINAS M94	100
		0
		0

COST / MARKET VALUATION		
RCN		458,711
Year Built		1900
Effective Year Built		1981
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	30	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	70	
RCNLD		321,100
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
BLK	Bulkheading	L	191	869.29	1985		32		0.00	53,100
DKHD	Dock-Heavy	L	1	205000.0	1990		42		0.00	86,100
DKSL	Dock-Marina QI	L	15	7625.00	1990		42		0.00	48,000
SHD2	Shed w/Elec	L	70	26.00	2017		96		0.00	1,700
FGPL	Flagpole-25'	L	1	2229.00	2017		96		0.00	2,100
PKKG	Gravel Pkg Lot	L	8,000	1.06	1987		36		0.00	3,100
SLIP	BOAT SLIPS	L	27	20000.00	1985		100		0.00	540,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,143	1,143	1,143	182.10	208,141	
BMT	Basement Area	0	1,119	224	36.45	40,791	
FOP	Open Porch	0	571	86	27.43	15,661	
FUS	Upper Story	1,119	1,119	1,063	172.99	193,573	
WDK	Wood Deck	0	64	3	8.54	546	
Ttl Gross Liv / Lease Area		2,262	4,016	2,519		458,712	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
AZZI, PIERRE E TR NORTH BAY REALTY TRUST 1601 FORUM PLACE SUITE 307					7 Waterfront	Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
WEST PALM BE FL 33401						COMMERC.	3840	1,564,000	1,564,000		
<b>SUPPLEMENTAL DATA</b>						COM LAND	3840	1,165,400	1,165,400	<b>VISION</b>	
Alt Prcl ID		Split Zonin RC;MB-A2		Plan Ref. Land Ct# 17529-A							
#DL 1 LOTS B, C, D, E & F		#DL 2		Life Estate PP STATU							
GIS ID F_958589_2690133		Assoc Pid#						Total	2,729,400	2,729,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
AZZI, PIERRE E TR		D137 0	05-24-2019	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CALLAHAN, RICHARD P TR		C973 0	07-15-1984	U	I	385,000	O	2023	3840	1,564,000	2022	3840	1,503,600	2021	3840	769,500
FRENCH, ROBERT E TR		C432 0	07-01-1968	U		0			3840	1,165,400		3840	1,165,400		3840	1,165,400
								Total	2,729,400	Total	2,669,000	Total	2,669,000	Total	2,669,000	

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) 829,900			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF02			OSTVIL

NOTES				VISIT / CHANGE HISTORY					
WEDDING VENUE				Date	Id	Type	Is	Cd	Purpost/Result
				Total Appraised Parcel Value				2,729,400	

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	384I	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: 0.69				Total Land Value				1,165,400

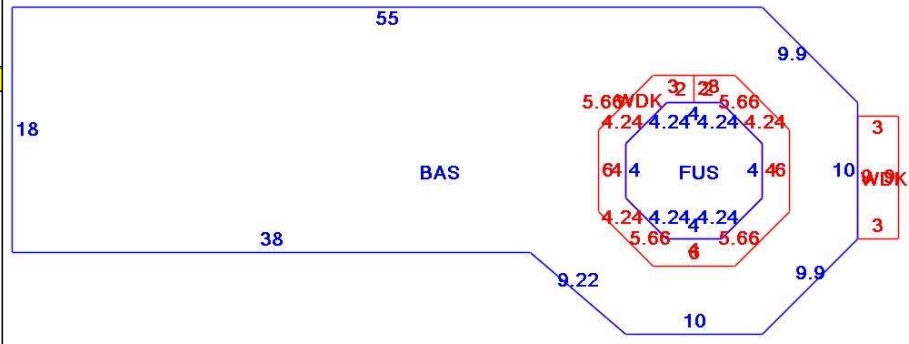
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	77	Clubs/Lodges			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heating Fuel	06	Typical			
Heating Type	09	Typical			
AC Type	01	None			
Size Adj Tbl	3840	MARINAS M94			
Total Rooms					
Bedrooms	01				
Full Bathrooms	1				
Bath Split	10	1 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	12.00				
1st Floor Use:	3151				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3841	MARINAS	100
		0
		0

COST / MARKET VALUATION		
RCN		294,203
Year Built		1985
Effective Year Built		1996
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	18	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	82	
RCNLD		241,200
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,190	1,190	1,190	231.11	275,021	
FUS	Upper Story	82	82	78	219.84	18,027	
WDK	Wood Deck	0	109	5	10.60	1,156	
Ttl Gross Liv / Lease Area		1,272	1,381	1,273		294,204	



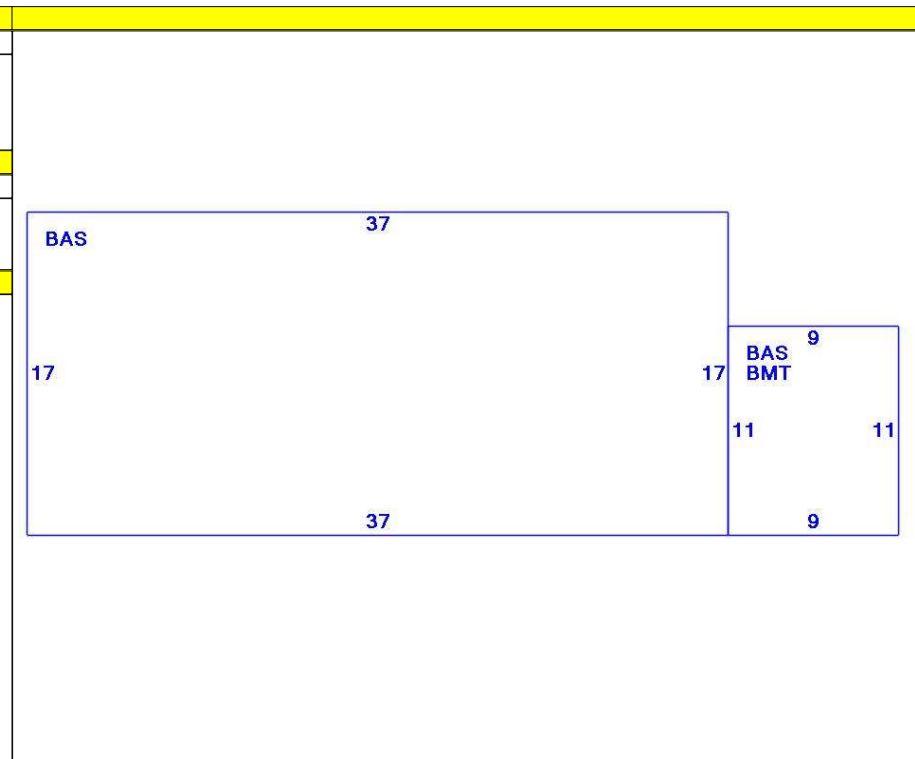


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA								
AZZI, PIERRE E TR NORTH BAY REALTY TRUST 1601 FORUM PLACE SUITE 307					7 Waterfront	Description	Code	Appraised	Assessed									
WEST PALM BE FL 33401		<b>SUPPLEMENTAL DATA</b>				COMMERC.	3840	1,564,000	1,564,000	<b>VISION</b>								
Alt Prcl ID Split Zonin RC;MB-A2 Plan Ref. Land Ct# 17529-A		BID Parcel #SR				COM LAND	3840	1,165,400	1,165,400									
#DL 1 LOTS B, C, D, E & F Life Estate PP STATU		#DL 2				Total		2,729,400	2,729,400									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
AZZI, PIERRE E TR		D137 0	05-24-2019	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
CALLAHAN, RICHARD P TR		C973 0	07-15-1984	U	I	385,000	O	2023	3840	1,564,000	2022	3840	1,503,600	2021	3840	769,500		
FRENCH, ROBERT E TR		C432 0	07-01-1968	U		0			3840	1,165,400		3840	1,165,400		3840	1,165,400		
								Total		2,729,400	Total		2,669,000	Total		2,669,000		
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)								829,900	
WF02							OSTVIL		Appraised Xf (B) Value (Bldg)								0	
									Appraised Ob (B) Value (Bldg)								734,100	
									Appraised Land Value (Bldg)								1,165,400	
									Special Land Value								0	
									Total Appraised Parcel Value								2,729,400	
									Valuation Method								C	
									Total Appraised Parcel Value								2,729,400	
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	384I	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: 0.69					Total Land Value					1,165,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	74	Boathouse			
Model	94	Commercial			
Grade	B	Custom			
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	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished	RCN		52,109
Interior Floor 2					
Heating Fuel	01	None	Year Built		1985
Heating Type	01	None	Effective Year Built		1991
AC Type	01	None	Depreciation Code		A
Size Adj Tbl	3810	RECR OUTBLDG M94	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	01		Depreciation %		22
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	00	NONE	Condition		
Frame Type	02	WOOD FRAME	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		78
Ceiling/Wall	08	TYPICAL	RCNLD		40,600
Common Wall	00	0%	Dep % Ovr		
Wall Height	10.00		Dep Ovr Comment		
1st Floor Use:	315I		Misc Imp Ovr		
Sewer Occupan			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

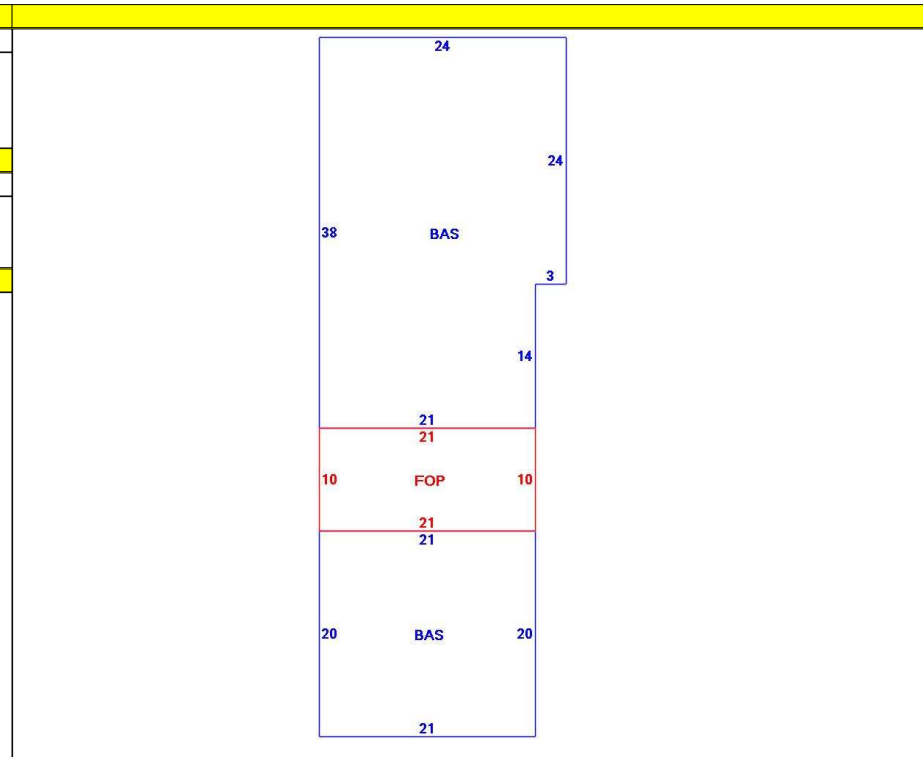
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	728	728	728	69.66	50,715	
BMT	Basement Area	0	99	20	14.07	1,393	
Ttl Gross Liv / Lease Area		728	827	748		52,108	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>									
AZZI, PIERRE E TR NORTH BAY REALTY TRUST 1601 FORUM PLACE SUITE 307					7 Waterfront	Description	Code	Appraised	Assessed										
WEST PALM BE FL 33401						COMMERC. COM LAND	3840 3840	1,564,000 1,165,400	1,564,000 1,165,400										
SUPPLEMENTAL DATA																			
Alt Prcl ID Split Zonin RC;MB-A2 BID Parcel ResExpt Q #DL 1 LOTS B, C, D, E & F #DL 2 GIS ID F_958589_2690133		Plan Ref. Land Ct# 17529-A #SR Life Estate PP STATU Assoc Pid#																	
						Total		2,729,400		2,729,400									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
AZZI, PIERRE E TR CALLAHAN, RICHARD P TR FRENCH, ROBERT E TR		D137 0 C973 0 C432 0	05-24-2019 07-15-1984 07-01-1968	U U U	I I I	0 385,000 0	1F O	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
								2023	3840 3840	1,564,000 1,165,400	2022	3840 3840	1,503,600 1,165,400	2021	3840 3840 3840	769,500 1,165,400 734,100			
								Total		2,729,400		Total		2,669,000		Total		2,669,000	
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
			0.00																
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name		B		Tracing		Batch											
WF02								OSTVIL											
NOTES																			
BUILDING PERMIT RECORD																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY										
									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			
4	3840	MARINAS M94	SPLI	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: 0.69						Total Land Value				1,165,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	B	Custom			
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	03	Concr Finished			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3840	MARINAS M94			
Total Rooms					
Bedrooms	01				
Full Bathrooms	0				
Bath Split	21	2 Full-1 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	315I				
Sewer Occupan					
			<b>MIXED USE</b>		
			Code	Description	Percentage
			3840	MARINAS M94	100
					0
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		276,862
			Year Built	1985	
			Effective Year Built	1996	
			Depreciation Code	G	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	18	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	82	
			RCNLD		227,000
			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	1,290	1,290	1,290	209.43	270,161		
FOP	Open Porch	0	210	32	31.91	6,702		
Ttl Gross Liv / Lease Area		1,290	1,500	1,322		276,863		

