

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WIANNO CLUB								Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
P O BOX 249								COMMERC.	3750	762,600	762,600	
OSTERVILLE MA 02655								COM LAND	3750	4,416,600	4,416,600	
SUPPLEMENTAL DATA								Total				
Alt Prcl ID				Split Zonin		Plan Ref.						
#DL 1 LOT D				#DL 2		Land Ct# 13731-A						
GIS ID F_964527_2687511				Assoc Pid#		Life Estate		PP STATU				
						WASHINGTON A						

VISION

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
										2025	3750	762,600	2024	3750	786,900
											3750	4,416,600		3750	4,416,600
										Total		5,179,200	Total		5,203,500
										Total		5,179,200	Total		5,206,000

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) 468,900			
Total			0.00						Appraised Xf (B) Value (Bldg) 0			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0118			OSTVIL

NOTES			
SUPPORTS WIANNO CLUB ON --PRO SHOP--			
NANTUCKET SOUND			
Total Appraised Parcel Value 5,179,200			
Valuation Method C			
Total Appraised Parcel Value 5,179,200			

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	Osterville	1.000	AC 330,000.00	1.00000	C	1.00	0118	12.500		0	4,125,000	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	291,600
Total Card Land Units						8.75	AC	Parcel Total Land Area: 8.75				Total Land Value			4,416,600	

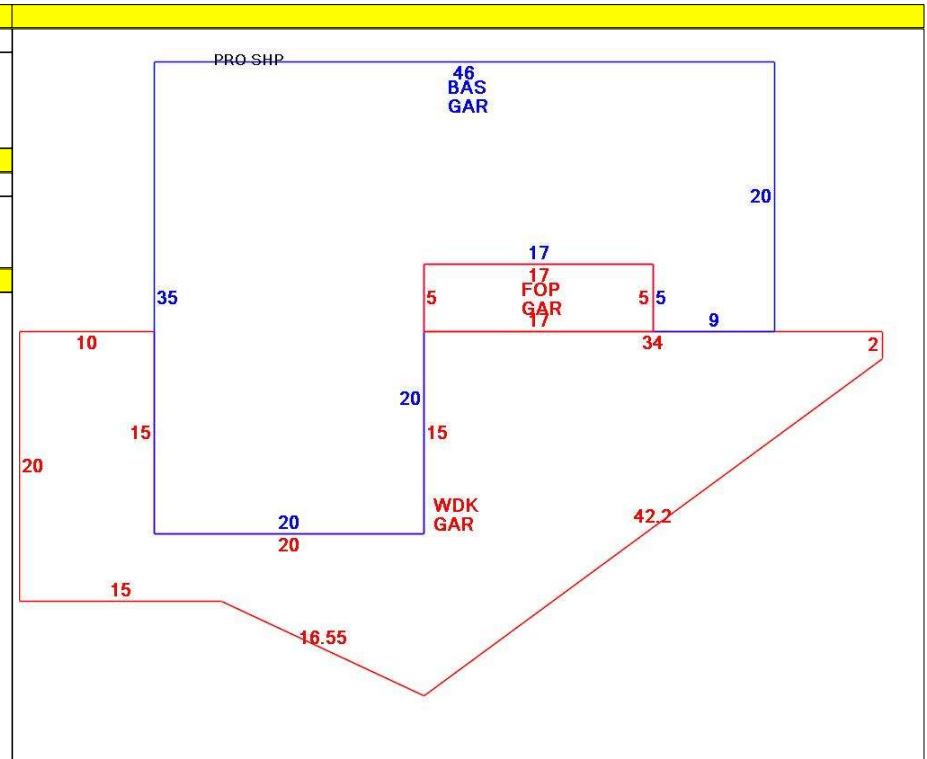
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	Comm Bldg			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F 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					
			RCN		220,186
			Year Built		1978
			Effective Year Built		1993
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		24
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		76
			RCNLD		167,300
			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
TEN	Tennis Court 72	L	12,232	6.84	1995		42	00	1.00	35,100
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		42	C	1.00	36,000
TEN	Tennis Court 72	L	31,164	6.84	1995		42	C	1.00	89,500
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	115.10	130,639
FOP	Open Porch	0	85	13	17.60	1,496
GAR	Attached Garage	0	2,066	723	40.28	83,217
WDK	Wood Deck	0	846	42	5.71	4,834
Ttl Gross Liv / Lease Area		1,135	4,132	1,913		220,186



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WIANNO CLUB						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
P O BOX 249						COMMERC.	3750	762,600	762,600	
OSTERVILLE MA 02655					7	COM LAND	3750	4,416,600	4,416,600	
SUPPLEMENTAL DATA										
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		5,179,200	5,179,200	

VISION

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	Year	Code	Assessed	Year	Code	Assessed
2025	3750	762,600	2024	3750	786,900	2023	3750	789,400						
	3750	4,416,600		3750	4,416,600		3750	4,416,600						
Total		5,179,200	Total		5,203,500	Total		5,206,000						

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			
Total												

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0118				OSTVIL

NOTES			

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

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 FY2025 BARNSTABLE, MA
P O BOX 249								COMMERC.	3750	762,600	762,600	
OSTERVILLE MA 02655							7	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#								

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
										2025	3750	762,600	2024	3750	786,900
											3750	4,416,600	2023	3750	789,400
										Total		5,179,200	Total		5,203,500
										Total		5,179,200	Total		5,206,000

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
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

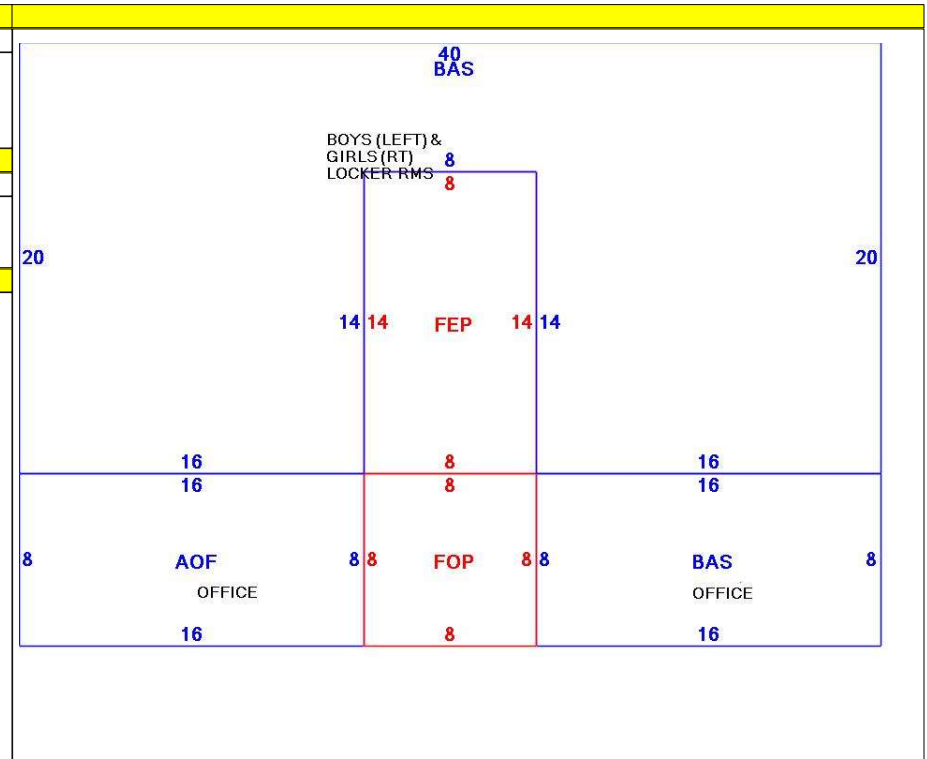
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
2	3750	TENNIS CLUB	RF-1	3		0.000 AC	0.00	1.00000	0	1.00		1.000		0	0	0	
Total Card Land Units						0.00 AC	Parcel Total Land Area: 8.75						Total Land Value				4,416,600

This signature acknowledges a visit by a Data Collector or Assessor

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		115,169
Interior Floor 2					
Heating Fuel	01	None	Year Built		1993
Heating Type	01	None	Effective Year Built		1998
AC Type	01	None	Depreciation Code		A
Size Adj Tbl	3222	COMM BLDG	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		20
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		80
Ceiling/Wall	00	NONE	RCNLD		92,100
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		

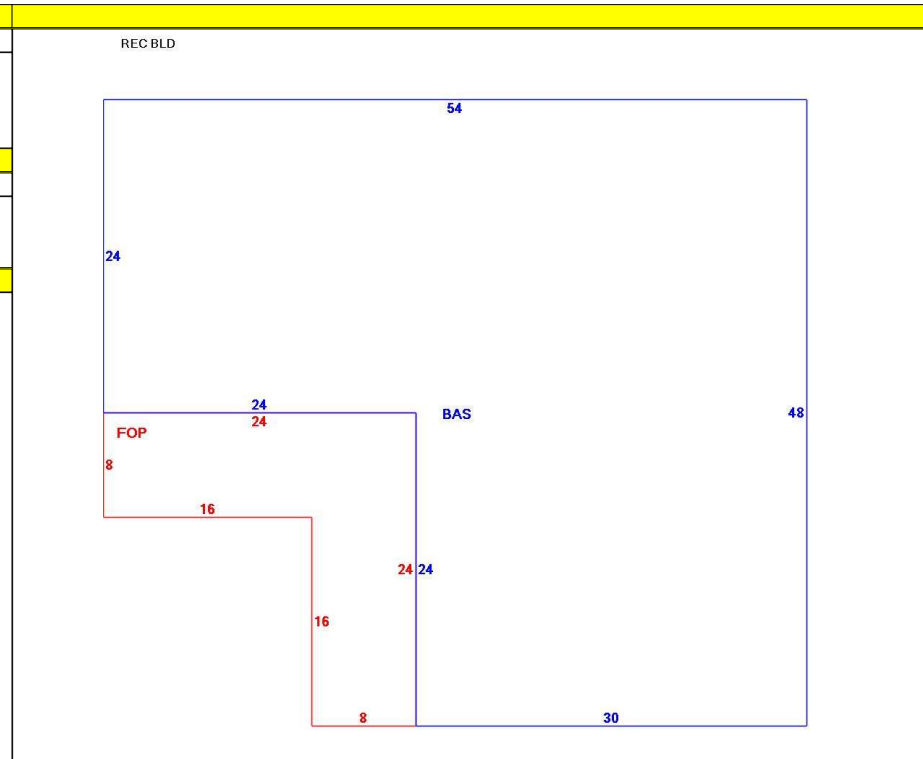
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	128	128	141	126.11	16,142	
BAS	First Floor	816	816	816	114.48	93,417	
FEP	Enclosed Porch	0	112	39	39.86	4,465	
FOP	Open Porch	0	64	10	17.89	1,145	
Ttl Gross Liv / Lease Area		944	1,120	1,006		115,169	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION							
WIANNO CLUB						Description	Code	Appraised	Assessed								
P O BOX 249					7	COMMERC.	3750	762,600	762,600								
OSTERVILLE MA 02655		SUPPLEMENTAL DATA				COM LAND	3750	4,416,600	4,416,600								
Alt Prcl ID		Split Zonin		Plan Ref.													
BID Parcel		ResExpt Q		Land Ct#		13731-A											
#DL 1 LOT D		#DL 2		#SR		WASHINGTON A											
GIS ID F_964527_2687511				Life Estate													
				PP STATU													
				Assoc Pid#													
						Total		5,179,200	5,179,200								
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	
								2025	3750	762,600	2024	3750	786,900	2023	3750	789,400	
									3750	4,416,600		3750	4,416,600		3750	4,416,600	
								Total		5,179,200	Total		5,203,500	Total		5,206,000	
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)		468,900			
0118						OSTVIL						Appraised Xf (B) Value (Bldg)		0			
														Appraised Ob (B) Value (Bldg)		293,700	
														Appraised Land Value (Bldg)		4,416,600	
														Special Land Value		0	
														Total Appraised Parcel Value		5,179,200	
														Valuation Method		C	
														Total Appraised Parcel Value		5,179,200	
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

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	107	Club House			
Model	94	Commercial			
Grade	D	Below 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	14	Carpet			
Interior Floor 2					
Heating Fuel	01	None			
Heating Type	01	None			
AC Type	06	Central/Half			
Size Adj Tbl	3801	CLUB HSE M94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 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	9.00				
1st Floor Use:	3750				
Sewer Occupan					
			MIXED USE		
			Code	Description	Percentage
			3750	TENNIS CLUB	100
					0
					0
			COST / MARKET VALUATION		
			RCN		258,608
			Year Built		1994
			Effective Year Built		1999
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		19
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		81
			RCNLD		209,500
			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
FNC3	FENCE-6' CHAI	L	126	22.04	1999		60		0.00	1,700
FNG5	GATE 4' CHAIN	L	48	21.52	1999		60		0.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,016	2,016	2,016	125.29	252,594	
FOP	Open Porch	0	320	48	18.79	6,014	
Ttl Gross Liv / Lease Area		2,016	2,336	2,064		258,608	

