

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAJ LLC C/O NICHOLAS GLEYSSTEEN 21 MCGRATH HIGHWAY SUITE 204 QUINCY MA 02169			1 Level	2 Public Water	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA VISION
				6 Septic		1 Excel View	RESIDNTL	1090	19,716,300	19,716,300	
						7	RES LAND	1090	5,847,300	5,847,300	
SUPPLEMENTAL DATA											
Alt Prcl ID					Plan Ref.	25/44					
Split Zonin					Land Ct#	15354-F					
BID Parcel					#SR						
ResExpt Q					Life Estate						
#DL 1 LOT 1F					PP STATU	A:Active					
#DL 2											
GIS ID F_953388_2684856					Assoc Pid#						
							Total	25,563,600	25,563,600		

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CAJ LLC			C200329	0	05-14-2013	U	I	9,000,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WATERMAN, BERNARD E & EDITH B TR			C190710	0	02-12-2010	U	I	1	1F	2025	1090	19,716,300	2024	1090	18,213,500	2023	1090	15,171,000
WATERMAN, BERNARD E & EDITH B			C161972	0	06-26-2001	U	I	1	1A		1090	5,847,300		1090	5,847,300		1090	5,398,500
WATERMAN, EDITH B			C71953	0	09-30-1977	U		0		Total		25,563,600	Total		24,060,800	Total		20,569,500

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											
WF14				OSTVIL											
NOTES															
Appraised Bldg. Value (Card)											18,636,600				
Appraised Xf (B) Value (Bldg)											621,100				
Appraised Ob (B) Value (Bldg)											458,600				
Appraised Land Value (Bldg)											5,847,300				
Special Land Value											0				
Total Appraised Parcel Value											25,563,600				
Valuation Method											C				
Total Appraised Parcel Value											25,563,600				

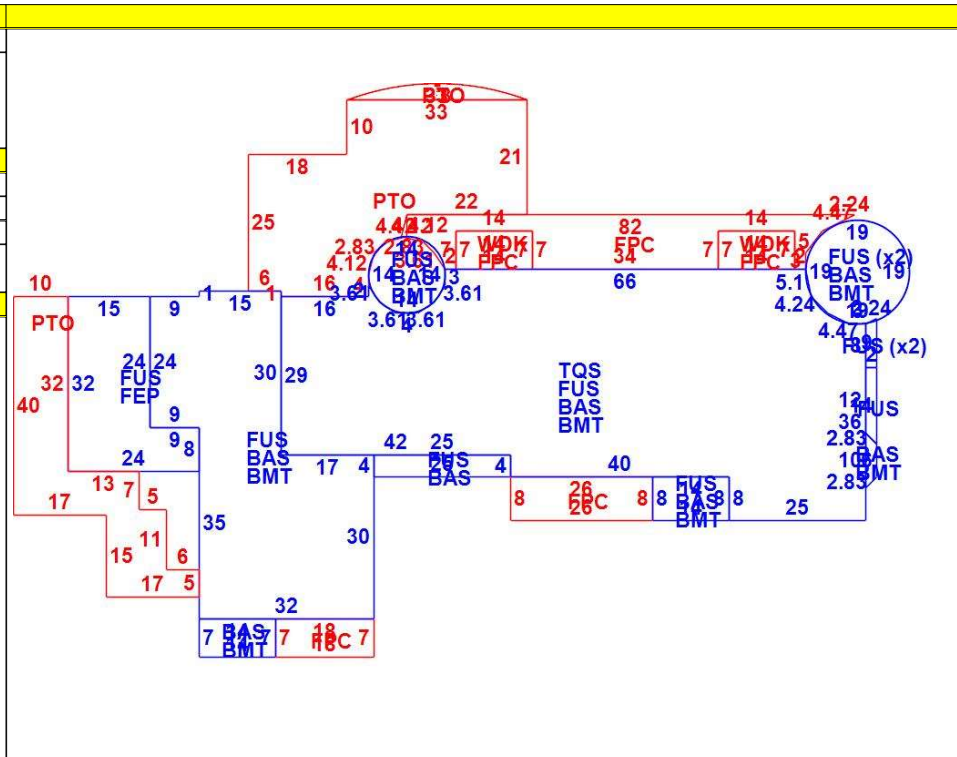
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-485	03-15-2016	804	Addn Alt-Res	175,000	11-08-2016	100	06-30-2017	Renovate existing boathouse a	07-08-2021	BM	22		22	Change of Address
201507955	11-19-2015	RE	Remodel	1,000,000	11-08-2016	100	06-30-2017	ALTERATION/RENOVATION	06-12-2020	WD			25	NO TRESPASSING
201501441	03-30-2015	RE	Remodel	37,500	05-19-2015	100	06-30-2015	BOAT HOUSE RENOVATION	02-16-2017	SR	02		02	Bldg Permit Completed
201406607	10-02-2014	SP	Swimming Pool	150,000	10-19-2015	100	06-30-2016	INST 22' X 52' RECT GUNIT P	07-26-2016	JR	03		02	Bldg Permit Completed
201400375	04-17-2014	DW	Dwelling	5,925,000	10-19-2015	100	06-30-2016	NW DW 30 RMS -8 BDRMS,1	06-02-2016	SR	01		13	CALLBACK
201400374	04-17-2014	DE	Demolish	25,000	08-26-2014	100	06-30-2014	DEMO MAIN HSE	12-22-2015	SR	01		02	Bldg Permit Completed
201308141	11-15-2013	DW	Dwelling	1,125,000	08-26-2014	100	06-30-2014	NW GUEST HSE	06-03-2015	SR	01		13	CALLBACK

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1090	Multi Hses M-01	RF-1	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	WF14	28.000		1.0000	4,937,632	4,937,600
Total Card Land Units					1.00	AC	Parcel Total Land Area					3.28	Total Land Value			4,937,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	S+	Superior Plus			
Stories	3	3 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	21	Stone/Masonry			
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	08	Propane			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	08	8 Bedrooms			
Full Baths	11				
Half Baths	2				
Extra Fixtures					
Total Rooms	30				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan	2				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	B2	11 Full-2 Half			

CONDO DATA				
Parcel Id		C		Ownr 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		17,273,803
Year Built		2014
Effective Year Built		2017
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		5
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		95
RCNLD		16,410,100
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	% Gd	Grade	Grade Adj.	Appr. Value
DKHD	Dock-Heavy	L	1	205000.0	1989		40		0.00	82,000
STRS	Stairs to Water	L	18	122.52	2014		80	C	1.00	1,800
CAB2	Cabin w/Plum	L	528	85.02	2014		90	C+	1.10	44,400
WDC	Wood Deck w/	L	304	18.00	2014		90		0.00	4,900
FPL3	Fireplace 2 sto	B	2	7000.00	2016		95		0.00	13,300
FPO	Ext FP Openin	B	1	2000.00	2016		95		0.00	1,900
FPLG	Gas Fireplace-	B	3	2500.00	2016		95		0.00	7,100
ELEV	Elevator-Res-	B	1	56058.00	2016		95		0.00	53,300
BMT	Basement-Unfi	B	6,128	26.01	2016		95		0.00	115,400
BWL2	Bowling Alley-	L	1	53613.00	2014		90	C	1.00	48,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	6,228	6,228	6,228	1,097.75	6,836,787
BMT	Basement Area	0	6,128	0	0.00	0
FEP	Enclosed Porch	0	552	0	0.00	0
FPC	Open Porch Conc. Floor	0	1,063	0	0.00	0
FUS	Upper Story	7,009	7,009	7,009	1,097.75	7,694,130
PTO	Patio	0	2,024	0	0.00	0
TQS	Three Quarter Story	2,495	3,838	2,495	713.62	2,738,886
WDK	Wood Deck	0	196	0	0.00	0
Ttl Gross Liv / Lease Area		15,732	27,038	15,732		17,269,803



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
CAJ LLC C/O NICHOLAS GLEYSTEN 21 MCGRATH HIGHWAY SUITE 204 QUINCY MA 02169		1	Level	2	Public Water	1	Paved	7	Waterfront	Description RESIDNTL RES LAND	Code 1090 1090	Assessed 19,716,300 5,847,300	Assessed 19,716,300 5,847,300
				6	Septic			1	Excel View				
		SUPPLEMENTAL DATA											
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1F #DL 2 GIS ID F_953388_2684856				Plan Ref. 25/44 Land Ct# 15354-F #SR Life Estate PP STATU A:Active Assoc Pid#				801 FY2025 BARNSTABLE, MA <h1 style="margin: 0;">VISION</h1>			
Total													

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)											
														Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
														2025	1090	19,716,300	2024	1090	18,213,500	2023	1090	15,171,000			
															1090	5,847,300		1090	5,847,300		1090	5,398,500			
														Total		25,563,600		Total		24,060,800		Total		20,569,500	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	Number	Amount	<h3 style="margin: 0;">APPRAISED VALUE SUMMARY</h3> Appraised Bldg. Value (Card) 18,636,600 Appraised Xf (B) Value (Bldg) 621,100 Appraised Ob (B) Value (Bldg) 458,600 Appraised Land Value (Bldg) 5,847,300 Special Land Value 0 Total Appraised Parcel Value 25,563,600 Valuation Method C Total Appraised Parcel Value 25,563,600													
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
WF14								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 Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
Total Card Land Units					Parcel Total Land Area					Total Land Value						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	63	Gambrel									
Model	01	Residential									
Grade:	S+	Superior Plus									
Stories	3	3 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2	21	Stone/Masonry				Parcel Id		C		Ownr	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	10	Wood Shingle				Adjust Type	Code	Description	Factor%		
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	08	Propane				Year Built					
Heat Type	04	Hot Air				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	08	8 Bedrooms				Remodel Rating					
Full Baths	11					Year Remodeled					
Half Baths	2					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	30					External Obsol					
Bath Style						Trend Factor					
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan	2					Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	B2	11 Full-2 Half				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	% Gd	Grade	Grade Adj.	Appr. Value	
GEN2	Commercial G	L	1	61500.00	2014		90		0.00	55,400	
FEP	Enclosed porc	B	552	70.00	2016		95		0.00	27,600	
FOPC	Open Prch-roo	B	1,063	55.00	2016		95		0.00	36,000	
WDC	Wood Decking	L	196	20.00	2014		90		0.00	4,200	
PATF	Flagstone Pav	L	2,024	30.00	2014		95		0.00	47,300	
WDC	Wood Decking	L	522	20.00	2014		90		0.00	8,800	
SPL3	Pool Gunite	L	1,144	75.00	2014		80	A	1.58	101,900	
JCZI	Jacuzzi Outsid	L	1	9822.00	2014		90		0.00	8,800	
SPC1	Pool Cover-Au	L	1,144	17.53	2014		90		0.00	18,000	
PATF	Flagstone Pav	L	1,084	30.00	2014		95		0.00	27,500	
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				801 FY2025 BARNSTABLE, MA								
CAJ LLC C/O NICHOLAS GLEYSTEN 21 MCGRATH HIGHWAY SUITE 204 QUINCY MA 02169		1	Level	2	Public Water	1	Paved	7	Waterfront	Description	Code	Assessed	Assessed			RESIDNTL RES LAND	1090 1090	19,716,300 5,847,300	19,716,300 5,847,300			
				6	Septic			1	Excel View													
SUPPLEMENTAL DATA														VISION								
Alt Prcl ID				Plan Ref.		25/44																
Split Zonin				Land Ct#		15354-F																
BID Parcel				#SR																		
ResExpt Q				Life Estate		PP STATU		A:Active														
#DL 1 LOT 1F				#DL 2																		
GIS ID F_953388_2684856				Assoc Pid#																		
										Total		25,563,600		25,563,600								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)								
														Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2025	1090	19,716,300	2024	1090	18,213,500	2023	1090	15,171,000
															1090	5,847,300		1090	5,847,300		1090	5,398,500
										Total		25,563,600		Total		24,060,800		Total		20,569,500		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
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Total																						
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					18,636,600							
WF14								OSTVIL		Appraised Xf (B) Value (Bldg)					621,100							
										Appraised Ob (B) Value (Bldg)					458,600							
										Appraised Land Value (Bldg)					5,847,300							
										Special Land Value					0							
										Total Appraised Parcel Value					25,563,600							
										Valuation Method					C							
										Total Appraised Parcel Value					25,563,600							
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 Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value						
Total Card Land Units					Parcel Total Land Area					Total Land Value												

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
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Exterior Wall 2	21	Stone/Masonry				Parcel Id		C		Ownr	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	10	Wood Shingle				Adjust Type	Code	Description	Factor%		
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Kitchen Style						Condition					
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Sewer Occupan	2					Percent Good					
Accessory Apt						RCNLD					
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	B2	11 Full-2 Half				Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
SPC1	Pool Cover-Au	L	144	17.53	2014		90		0.00	2,300	
BFA2	Bsmt Fin-VG-	B	6,128	54.47	2016		95		0.00	317,100	
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				801 FY2025 BARNSTABLE, MA VISION	
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			6 Septic		1 Excel View	RESIDNTL	1090	19,716,300	19,716,300		
					7	RES LAND	1090	5,847,300	5,847,300		
SUPPLEMENTAL DATA						Total				25,563,600	25,563,600
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1F #DL 2 GIS ID F_953388_2684856				Plan Ref. 25/44 Land Ct# 15354-F #SR Life Estate PP STATU A:Active Assoc Pid#							

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WATERMAN, BERNARD E & EDITH B TR	C190710	0	02-12-2010	U	I	1	1F	2025	1090	19,716,300	2024	1090	18,213,500	2023	1090	15,171,000
WATERMAN, BERNARD E & EDITH B	C161972	0	06-26-2001	U	I	1	1A		1090	5,847,300		1090	5,847,300		1090	5,398,500
WATERMAN, EDITH B	C71953	0	09-30-1977	U		0		Total		25,563,600	Total		24,060,800	Total		20,569,500

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Total			0.00															

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LAND LINE VALUATION SECTION																		
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2	1090	Multi Hses M-01	RF-1	3	2.280 AC	14,250.00	1.00000	1.0000	0	1.00	WF14	28.000	RESIDUAL		1.0000	399,000	909,700	
Total Card Land Units					2.28	AC	Parcel Total Land Area					3.28	Total Land Value					909,700

