

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION					
OYSTER HARBORS CLUB INC	1 Level	2 Public Water	1 Paved			Description	Code	Assessed	Assessed						
	4 Rolling	4 Gas	6 Sidewalk			COMMERC.	031W	213,300	213,300						
		6 Septic		7		COMMERC.	031Z	1,166,300	1,166,300						
1 GRAND ISLAND RD		SUPPLEMENTAL DATA			COM LAND	031Z	2,539,400	2,539,400							
OYSTER HARB MA 02655	Alt Prcl ID	Split Zonin	BID Parcel	ResExpt Q	#DL 1 LOTS 120,123, 125, 128, 13	#DL 2 131, 134, 144 & A1	GIS ID F_953288_2687792	Plan Ref. 375/42	Land Ct# 15354-105	#SR	Life Estate	PP STATU	Assoc Pid#	61B RECR 0805 2,329,300 2,329,300	61B LAND 0805 2,615,000 653,800
							Total	8,863,300	6,902,100						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OYSTER HARBORS CLUB INC	C119538	0	01-10-1990	U	V	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OYSTER HARBORS CLUB INC	C119536	0	01-10-1990	U	I	2,150,000	1	2025	031W	213,300	2024	031W	205,500	2023	031W	205,500
MELLON, PAUL	C109137	0	12-15-1986	U	I	1	1B		031Z	1,166,300		031Z	1,125,000		031Z	3,450,000
OYSTER HARBORS INC	C4330	0	06-02-1937	U		0			031Z	2,539,400		031Z	2,539,400		031Z	3,270,400
									0805	2,329,300		0805	2,325,000		0805	653,800
							Total	6,902,100	Total	6,848,700	Total	7,579,700				

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					
0119				OSTVIL					

NOTES										APPRAISED VALUE SUMMARY						
OYSTER HARBOR										Appraised Bldg. Value (Card)						1,379,600
										Appraised Xf (B) Value (Bldg)						0
										Appraised Ob (B) Value (Bldg)						2,329,300
										Appraised Land Value (Bldg)						5,154,400
										Special Land Value						653,800
										Total Appraised Parcel Value						8,863,300
										Valuation Method						C
										Total Appraised Parcel Value						8,863,300

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-23-17	08-17-2023	825	New Const - Co	100,000	05-21-2024	100	06-30-2024	To construct a weathertight, un	05-21-2024	SR	02		02	Bldg Permit Completed
BLDC-23-16	08-16-2023	810	Demolition	5,000	05-21-2024	100	06-30-2024	Tear down existing structure c						
200800943	03-10-2008	CM	Commercial	15,000	06-30-2008	100	06-30-2008	RE-ROOF CART BLDG						
200701068	02-23-2007	CM	Commercial	40,000	06-30-2008	100	06-30-2008	ROOF						
20064345	11-14-2006	OB	Out Building	35,000	06-30-2008	100	06-30-2008	POOL HSE						
59865	03-25-2002	RE	Remodel	500,000	01-01-2003	100	12-31-2003	REMODEL LOCKER ROOM						
22824	05-02-1997	AD	Addition	40,000	05-20-1998	100	12-31-1998	BATHROOM						

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	0805	61B GOLF	RF-1	3	132.070	AC	26,400.00	1.00000	0.7500	0	1.00	1.000	GOLF COURSE	1.0000	19,800	2,615,000	
Total Card Land Units					132.07	AC	Parcel Total Land Area					134.07	Total Land Value				2,615,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	99	Vacant Land			
Model	00	Vacant or OBY			
Grade:					
Stories					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Floor 1					
Interior Floor 2					
Heat Fuel					
Heat Type					
AC Type					
Bedrooms					
Full Baths					
Half Baths					
Extra Fixtures					
Total Rooms					
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt					
Rms Prts					
Bath Split					
CONDO DATA					
Parcel Id		C	Owne	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New					
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					

No Sketch

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
PAV1	PAVING-ASP	L	20,00	3.00	1985		32		0.00	19,200
BTH3	Bath House-Fi	L	256	117.44	1997		46	00	1.00	13,800
BTH3	Bath House-Fi	L	256	117.44	1997		46	00	1.00	13,800
GLF4	CL-4 Course	L	18	225000.0	1997		56		0.00	2,268,000
FOPD	FOP-CONCR	L	128	31.41	1997		46	C	1.00	1,700
FOPD	FOP-CONCR	L	128	31.41	1997		46	C	1.00	1,700
SHD2	Shed w/Elec	L	425	26.00	2024		100		0.00	11,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
OYSTER HARBORS CLUB INC	1	Level	2	Public Water	1	Paved	Description	Code	Appraised		Assessed
	4	Rolling	4	Gas	6	Sidewalk	COMMERC.	031W	213,300		213,300
	6	Septic			7		COMMERC.	031Z	1,166,300		1,166,300
1 GRAND ISLAND RD		SUPPLEMENTAL DATA				COM LAND	031Z	2,539,400	2,539,400		
OYSTER HARB MA 02655	Alt Prcl ID		Split Zonin		Plan Ref.	375/42	61B RECR	0805	2,329,300	2,329,300	
	BID Parcel		ResExpt Q		Land Ct#	15354-105	61B LAND	0805	2,615,000	653,800	
	#DL 1	LOTS 120,123, 125, 128, 13			Life Estate						
#DL 2	131, 134, 144 & A1			PP STATU							
GIS ID	F_953288_2687792			Assoc Pid#							
								Total	8,863,300	6,902,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
OYSTER HARBORS CLUB INC	C1195	0	01-10-1990	U	V	0	1	Year	Code	Assessed	Year	Code	Assessed	
OYSTER HARBORS CLUB INC	C1195	0	01-10-1990	U	I	2,150,000	1	2025	031W	213,300	2024	031W	205,500	
MELLON, PAUL	C109	0	12-15-1986	U	I		1B		031Z	1,166,300	2023	031Z	1,125,000	
OYSTER HARBORS INC	C433	0	06-02-1937	U		0			031Z	2,539,400		031Z	2,539,400	
									0805	2,329,300		0805	2,325,000	
								Total	6,902,100		Total	6,848,700	Total	7,579,700

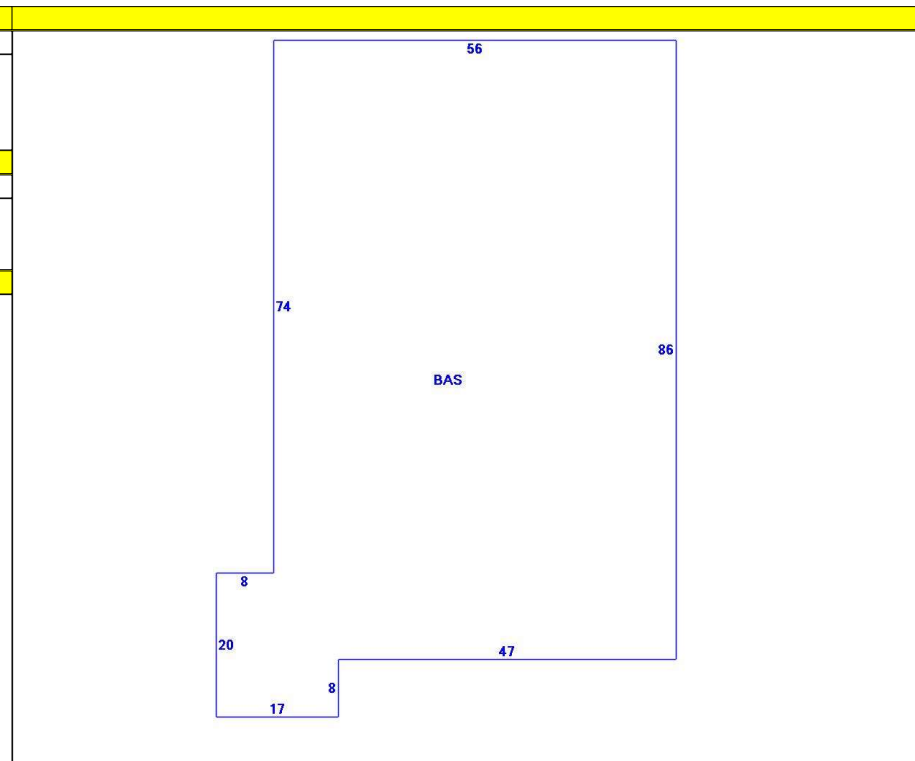
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0119				OSTVIL				
NOTES				Appraised Bldg. Value (Card)				1,379,600
				Appraised Xf (B) Value (Bldg)				0
				Appraised Ob (B) Value (Bldg)				2,329,300
				Appraised Land Value (Bldg)				5,154,400
				Special Land Value				0
				Total Appraised Parcel Value				8,863,300
				Valuation Method				C
				Total Appraised Parcel Value				8,863,300

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
2	031W	MU WHSE	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: 134.07						Total Land Value		5,154,400

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	031W	MU WHSE			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split					
Rms/Partitions	01	LIGHT			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	00	NONE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	805I				
Sewer Occupan					
			MIXED USE		
			Code	Description	Percentage
			031W	MU WHSE	100
					0
					0
			COST / MARKET VALUATION		
			RCN		273,438
			Year Built		1987
			Effective Year Built		1996
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		22
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		78
			RCNLD		213,300
			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,048	5,048	5,048	54.17	273,438	
Ttl Gross Liv / Lease Area		5,048	5,048	5,048		273,438	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
OYSTER HARBORS CLUB INC	1	Level	2	Public Water	1	Paved	Description	Code	Appraised		Assessed
	4	Rolling	4	Gas	6	Sidewalk	COMMERC.	031W	213,300		213,300
	6	Septic			7		COMMERC.	031Z	1,166,300		1,166,300
1 GRAND ISLAND RD		SUPPLEMENTAL DATA				COM LAND	031Z	2,539,400	2,539,400		
OYSTER HARB MA 02655	Alt Prcl ID				Plan Ref.	375/42	61B RECR	0805	2,329,300	2,329,300	
	Split Zonin				Land Ct#	15354-105	61B LAND	0805	2,615,000	653,800	
	ResExpt Q				#SR						
#DL 1		LOTS 120,123, 125, 128, 13				Life Estate					
#DL 2		131, 134, 144 & A1				PP STATU					
GIS ID		F_953288_2687792				Assoc Pid#					
								Total	8,863,300	6,902,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OYSTER HARBORS CLUB INC	C1195	0	01-10-1990	U	V	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OYSTER HARBORS CLUB INC	C1195	0	01-10-1990	U	I	2,150,000	1	2025	031W	213,300	2024	031W	205,500	2023	031W	205,500
MELLON, PAUL	C109	0	12-15-1986	U	I		1B		031Z	1,166,300		031Z	1,125,000		031Z	3,450,000
OYSTER HARBORS INC	C433	0	06-02-1937	U		0			031Z	2,539,400		031Z	2,539,400		031Z	3,270,400
									0805	2,329,300		0805	2,325,000		0805	653,800
								Total	6,902,100	Total	6,848,700	Total	7,579,700			

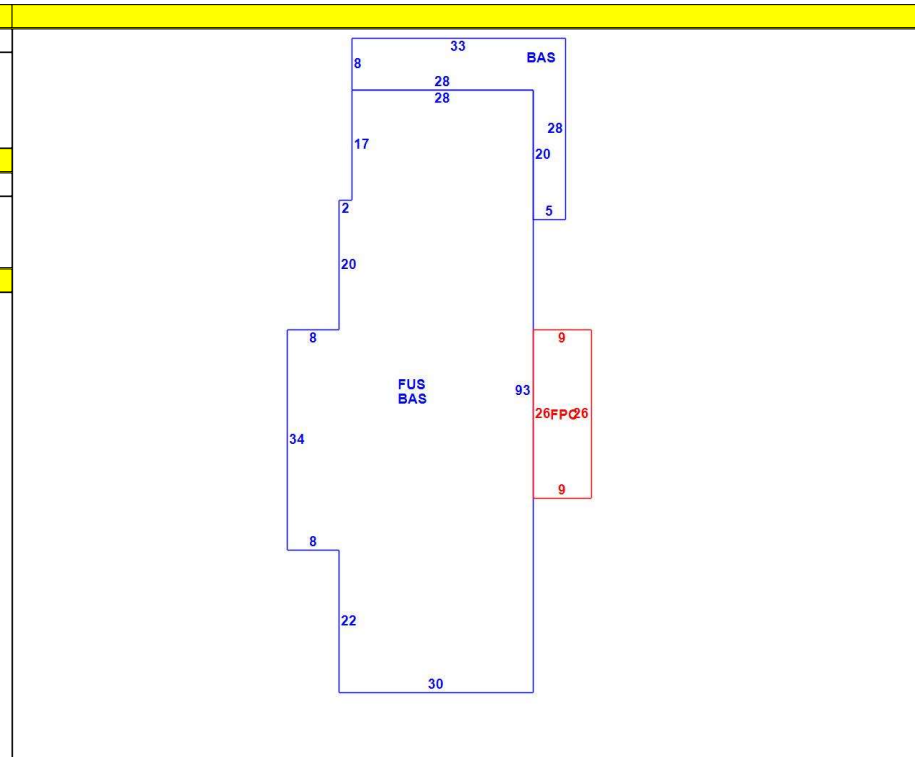
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch		Appraised Bldg. Value (Card)	1,379,600		
0119				OSTVIL		Appraised Xf (B) Value (Bldg)	0		
						Appraised Ob (B) Value (Bldg)	2,329,300		
						Appraised Land Value (Bldg)	5,154,400		
						Special Land Value	0		
						Total Appraised Parcel Value	8,863,300		
						Valuation Method	C		
						Total Appraised Parcel Value	8,863,300		

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	031Z	MU GOLF	RF-1	3		2.000	AC	176,344.00	0.60000	5	1.00	0119	12.000		0	1,269,676.8	2,539,400		
Total Card Land Units						2.00	AC	Parcel Total Land Area: 134.07						Total Land Value					5,154,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	107	Club House			
Model	94	Commercial			
Grade	B+	Custom Plus			
Stories	2				
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	02	Wall Brd/Wood			
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	031Z	MU GOLF			
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	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	8050				
Sewer Occupan					
			MIXED USE		
			Code	Description	Percentage
			031Z	MU GOLF	100
					0
					0
			COST / MARKET VALUATION		
			RCN		1,388,509
			Year Built	1920	
			Effective Year Built	2004	
			Depreciation Code	E	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	16	
			Functional Obsol		
			External Obsol		
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	84	
			RCNLD		1,166,300
			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,392	3,392	3,392	220.26	747,116	
FPC	Open Porch Conc. Floor	0	234	35	32.94	7,709	
FUS	Upper Story	3,028	3,028	2,877	209.27	633,683	
Ttl Gross Liv / Lease Area		6,420	6,654	6,304		1,388,508	

