

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION					
55WIANNOHEAD LLC 4 SUNRISE CAY KEY LARGO FL 33037				1	Level	2	Public Water	1	Paved	7	Waterfront	Description		Code	Assessed		Assessed						
						4	Gas			1	Excel View	RESIDNTL RES LAND	1090 1090	3,687,600 6,063,900	3,687,600 6,063,900								
						6	Septic			7													
SUPPLEMENTAL DATA												Total		9,751,500		9,751,500							
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 219 #DL 2 GIS ID F_958059_2684991				Plan Ref. Land Ct# 2664-108 #SR Life Estate PP STATU A:Active Assoc Pid#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)										
55WIANNOHEAD LLC ROWE, JILL P ROWE, BRIAN H & JILL P GALLAGHER, JOHN H & CECILIA WAQUOIT INVEST CO LTD				C226895	0	07-09-2021	U	I	100		1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
				C129131	0	01-15-1993	U	I	1		1F	2025	1090	3,687,600	2024	1090	3,501,200	2023	1090	3,047,700			
				C108114	0	09-15-1986	Q	I	2,350,000		U		1090	6,063,900		1090	6,063,900		1090	5,534,800			
				C107118	0	07-15-1986	Q	I	2,210,000		U												
				C82186	0	07-01-1980	U	0															
Total												9,751,500		Total		9,565,100		Total		8,582,500			
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 Appraised Bldg. Value (Card) 3,313,800 Appraised Xf (B) Value (Bldg) 187,300 Appraised Ob (B) Value (Bldg) 186,500 Appraised Land Value (Bldg) 6,063,900 Special Land Value 0 Total Appraised Parcel Value 9,751,500 Valuation Method C Total Appraised Parcel Value 9,751,500											
Nbhd		Nbhd Name		B		Tracing		Batch															
WF12								OSTVIL															
NOTES																							
												BUILDING PERMIT RECORD											
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result					
BLDR-23-34	04-03-2023	804	Addn Alt-Res		20,000	10-19-2023	100	06-30-2024	Remove Chimney Right Side t				10-19-2023	SR	01		02	Bldg Permit Completed					
EXPR-22-4	01-11-2022	835	Sid/Wind/Roof/		5,000	06-30-2022	100	06-30-2022	Replacing existing 6' French d				08-06-2020	SR	02		03	Cycl Insp Comp					
19-3462	11-05-2019	804	Addn Alt-Res		50,000	08-06-2020	100	08-06-2020	existing pool enclosure roof re				06-05-2020	WD			FR	Field Review					
16-3521	11-30-2016	835	Sid/Wind/Roof/		20,000	06-30-2017	100	06-30-2017	Re-Roof (Stripping Old Shingle				03-24-2016	AL	22		22	Change of Address					
201401695	03-24-2014	RW	Repair Work		4,200	11-20-2014	100	06-30-2015	REPAIR WTR DAMG-FLRING,				12-07-2015	AL	03		16	In Office Review					
201200509	01-27-2012	NW	New Windows		6,000	06-30-2012	100	06-30-2012	REPLC WINDS .31 U VALUE				05-20-2015	JR	03		03	Cycl Insp Comp					
201103280	06-21-2011	NR	New Roof		5,000	06-30-2011	100	06-30-2011	REROOF STRIPPING OLD				01-26-2015	MW	01		02	Bldg Permit Completed					
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	WF12	33.000				1.0000		5,819,352	5,819,400			
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.52						Total Land Value					5,819,400

Property Location 55 WIANNO HEAD ROAD
Vision ID 5091 Account # 43606

Map ID 091/ 006/ //
Bldg # 1

Bldg Name
Sec # 1 of 1

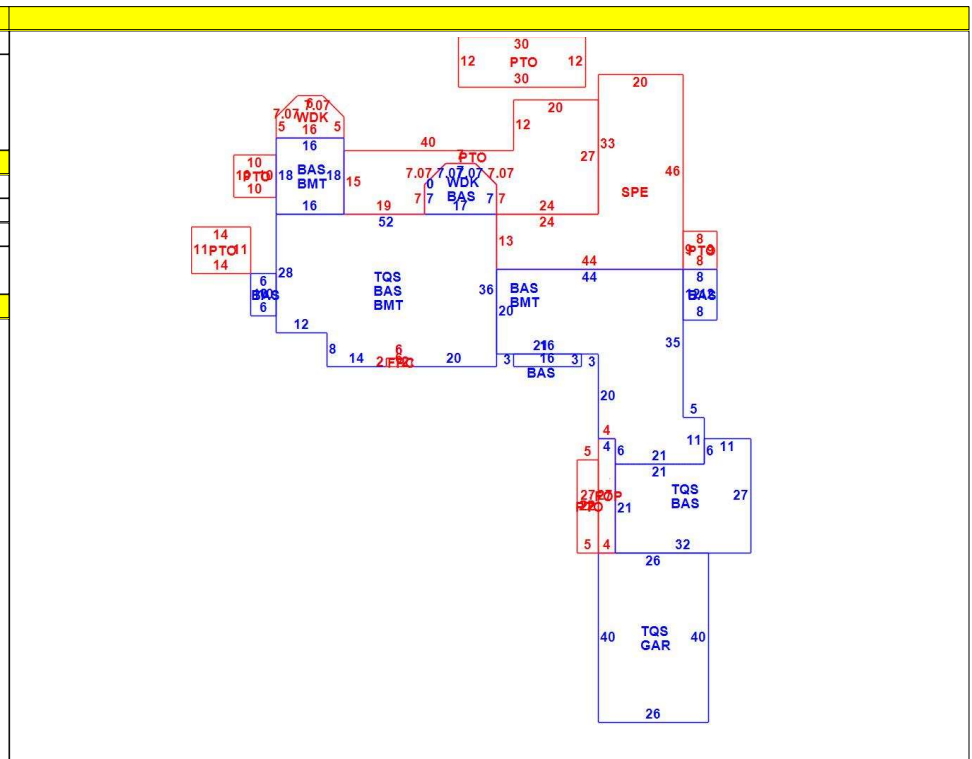
Card # 1 of 3

State Use 1090
Print Date 12/19/2024 4:55:56 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A+	Luxury Plus			
Stories	1.5	1 1/2 Stories			
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	05	Drywall			
Interior Wall 2	06	Cust Wd Panel			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	9				
Half Baths	1				
Extra Fixtures					
Total Rooms	12	12 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan	2				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	91	9 Full-1 Half			

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
BFA1	Bsmt Fin-Goo	B	808	32.56	1998		81		0.00	21,300
FPL2	Fireplace 1.5 s	B	1	6000.00	1998		81		0.00	4,900
FPO	Ext FP Openin	B	1	2000.00	1998		81		0.00	1,600
SHED	Shed	L	228	18.00	1990		42		0.00	1,700
SPL7	Indoor Pool	L	259	70.00	2007		66	00	1.00	12,000
PATC	Conc Pavers	L	961	15.46	2006		87		0.00	11,700
FOP	Open Porch-ro	B	108	55.00	1998		81		0.00	4,700
GAR	Attached Gara	B	1,040	40.00	1998		81		0.00	25,900
BMT	Basement-Unfi	B	3,483	26.01	1998		81		0.00	58,200
GEN	Emergency Ge	L	1	5550.00	2019		100		0.00	5,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,604	4,604	4,604	452.33	2,082,539
BMT	Basement Area	0	3,483	0	0.00	0
FOP	Open Porch	0	108	0	0.00	0
FPC	Open Porch Conc. Floor	0	12	0	0.00	0
GAR	Attached Garage	0	1,040	0	0.00	0
PTO	Patio	0	1,757	0	0.00	0
SPE	Pool Enclosure	0	1,232	0	0.00	0
TQS	Three Quarter Story	2,302	3,542	2,302	293.98	1,041,269
WDK	Wood Deck	0	314	0	0.00	0
Ttl Gross Liv / Lease Area		6,906	16,092	6,906		3,123,808



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION																	
55WIANNOHEAD LLC 4 SUNRISE CAY KEY LARGOFL33037				1Level		2Public Water		1Paved		7Waterfront		Description		Code		Assessed		Assessed																			
						4Gas				1Excel View		RESIDNTL		1090		3,687,600		3,687,600																			
						6Septic				7		RES LAND		1090		6,063,900		6,063,900																			
SUPPLEMENTAL DATA																																					
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1LOT 219 #DL 2 GIS IDF_958059_2684991								Plan Ref. Land Ct#2664-108 #SR Life Estate PP STATUA:Active Assoc Pid#																													
														Total		9,751,500		9,751,500																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
																Year		Code		Assessed		Year		Code		Assessed											
																2025		1090		3,687,600		2024		1090		3,501,200		2023		1090		3,047,700					
																		1090		6,063,900				1090		6,063,900				1090		5,534,800					
														Total		9,751,500		Total		9,565,100		Total		8,582,500													
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												APPRAISED VALUE SUMMARY																									
												Appraised Bldg. Value (Card)3,313,800																									
												Appraised Xf (B) Value (Bldg)187,300																									
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												Appraised Land Value (Bldg)6,063,900																									
												Special Land Value0																									
												Total Appraised Parcel Value9,751,500																									
												Valuation MethodC																									
												Total Appraised Parcel Value9,751,500																									
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	04	Cape Cod									
Model	01	Residential									
Grade:	A+	Luxury Plus									
Stories	1.5	1 1/2 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2	11	Clapboard				Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2	06	Cust Wd Panel				Condo Unit					
Interior Floor 1	14	Carpet				COST / MARKET VALUATION					
Interior Floor 2	12	Hardwood				Building Value New 					

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION				
55WIANNOHEAD LLC				1	Level	2	Public Water	1	Paved	7	Waterfront	Description		Code	Assessed		Assessed					
						4	Gas			1	Excel View	RESIDENTL		1090	3,687,600		3,687,600					
4 SUNRISE CAY						6	Septic			7		RES LAND		1090	6,063,900		6,063,900					
				SUPPLEMENTAL DATA																		
KEY LARGO FL 33037				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 219 #DL 2 GIS ID F_958059_2684991					Plan Ref. Land Ct# 2664-108 #SR Life Estate PP STATU A:Active Assoc Pid#													
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				C129131	0	01-15-1993	U	I	1		1F	2025	1090	3,687,600	2024	1090	3,501,200	2023	1090	3,047,700		
				C108114	0	09-15-1986	Q	I	2,350,000		U		1090	6,063,900		1090	6,063,900		1090	5,534,800		
				C107118	0	07-15-1986	Q	I	2,210,000		U											
				C82186	0	07-01-1980	U	0						Total		9,751,500	Total		9,565,100	Total		8,582,500
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 Appraised Bldg. Value (Card)										

Property Location 55 WIANNO HEAD ROAD
Vision ID 5091 Account # 43606

Map ID 091/ 006/ //
Bldg # 2

Bldg Name
Sec # 1 of 1

Card # 3 of 3

State Use 1090
Print Date 12/19/2024 4:55:57 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	2	2 Stories			
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	15	Quarry Tile			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 Full-0 Half			

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
WDC	Wood Decking	L	144	20.00	2006		74		0.00	3,000
FOP	Open Porch-ro	B	359	55.00	2009		90		0.00	12,600
GAR	Attached Gara	B	288	40.00	2009		90		0.00	11,700
BMT	Basement-Unfi	B	1,073	26.01	2009		90		0.00	25,000
BFA1	Bsmt Fin-Goo	B	700	32.56	2009		90		0.00	20,500
							</			

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,073	1,073	1,073	350.60	376,188	
BMT	Basement Area	0	1,073	0	0.00	0	
FOP	Open Porch	0	359	0	0.00	0	
FUS	Upper Story	1,410	1,410	1,410	350.60	494,339	
GAR	Attached Garage	0	288	0	0.00	0	
WDK	Wood Deck	0	144	0	0.00	0	
Ttl Gross Liv / Lease Area		2,483	4,347	2,483		870,527	

