

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
WIANNO CLUB P O BOX 249 OSTERVILLE MA 02655			1 Level	2 Public Water	1 Paved	6 Recreational	Description	Code	Assessed	Assessed	
			4 Rolling	4 Gas			COMMERC.	031G	534,700	534,700	
			6 Septic			7	COMMERC.	031W	396,100	396,100	
SUPPLEMENTAL DATA							COMMERC.	031Z	969,400	969,400	
Alt Prcl ID Split Zonin RC;MB-A2;RF-1 BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_962467_2687391			Plan Ref. Land Ct# #SR WEST BAY RD Life Estate PP STATU Assoc Pid#			COM LAND	031Z	2,539,400	2,539,400		
							61B RECR	0805	2,185,300	2,185,300	
							61B LAND	0805	2,898,700	724,700	
							Total		9,523,600	7,349,600	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WIANNO CLUB			0994 0108	12-31-1957	U	V	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2025	031G	534,700	2024	031G	521,700	2023	031G	521,700
										031W	396,100		031W	397,100		031W	397,100
										031Z	969,400		031Z	935,200		031Z	3,130,200
										031Z	2,539,400		031Z	2,539,400		031Z	3,270,400
									Total		7,349,600	Total		7,313,100	Total		8,044,100

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		Appraised Bldg. Value (Card)												1,835,300
					Appraised Xf (B) Value (Bldg)												37,300
					Appraised Ob (B) Value (Bldg)												2,212,900
					Appraised Land Value (Bldg)												5,438,100
					Special Land Value												724,700
					Total Appraised Parcel Value												9,523,600
					Valuation Method												C
					Total Appraised Parcel Value												9,523,600

NOTES												VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
WIANNO GOLF CLUB																	
SHED-22-1	12-14-2022	863	Shed Registrati	0	06-30-2023	100	06-30-2023										
BLDC-21-23	12-07-2021	810	Demolition	5,000	04-26-2022	100	06-30-2022	Demolish existing pump house									
BLDC-21-22	12-07-2021	825	New Const - Co	50,000	04-26-2022	100	06-30-2022	Demolish and re-build existing									
16-876	05-06-2016	NC	New Constructi	395,000	12-12-2016	100	06-30-2017	CONSTR OF NEW STRUCTU									
16-874	05-06-2016	NC	New Constructi	310,000	12-12-2016	100	06-30-2017	CONSTR OF NEW STRUCTU									
201006584	12-07-2010	NR	New Roof	25,000	06-30-2011	100	06-30-2011	REROOF CLUBHSE									
36123	01-27-1999	DE	Demolish	4,200	01-01-2000	100	06-30-2000	DEMO HOUSE									

BUILDING PERMIT RECORD												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	SPLI	3	146.400	AC	26,400.00	1.00000	0.7500	0	1.00	1.000	Golf Course Area-61B		1.0000	19,800	2,898,700
Total Card Land Units					146.40	AC	Parcel Total Land Area					148.40	Total Land Value				2,898,700

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
SHD2	Shed w/Elec	L	256	26.00	2022		96		0.00	6,400
PAV1	PAVING-ASP	L	20,00	3.00	1985		32		0.00	19,200
GLF4	CL-4 Course	L	18	225000.0	1995		52		0.00	2,106,000
BTH3	Bath House-Fi	L	400	117.44	2001		54	00	1.00	25,400
BTH3	Bath House-Fi	L	400	117.44	2001		54	00	1.00	25,400
SHED	Shed	L	240	18.00	1986		34		0.00	1,500
FGPL	Flagpole-25'	L	1	2229.00	2001		64		0.00	1,400

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					
WIANNO CLUB	1	Level	2	Public Water	1	Paved	6	Recreational	Description	Code	Appraised	Assessed
	4	Rolling	4	Gas					COMMERC.	031G	534,700	534,700
P O BOX 249			6	Septic			7		COMMERC.	031W	396,100	396,100
									COMMERC.	031Z	969,400	969,400
OSTERVILLE MA 02655			SUPPLEMENTAL DATA			COM LAND			031Z	2,539,400	2,539,400	
Alt Prcl ID			Split Zonin RC;MB-A2;RF-1			Plan Ref. Land Ct#			61B RECR	0805	2,185,300	2,185,300
BID Parcel			ResExpt Q			#SR WEST BAY RD			61B LAND	0805	2,898,700	724,700
#DL 1			#DL 2			Life Estate PP STATU			Total			
GIS ID F_962467_2687391			Assoc Pid#								9,523,600	7,349,600

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WIANNO CLUB			0994 0108	12-31-1957	U	V	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2025	031G	534,700	2024	031G	521,700	2023	031G	521,700
										031W	396,100		031W	397,100		031W	397,100
										031Z	969,400		031Z	935,200		031Z	3,130,200
										031Z	2,539,400		031Z	2,539,400		031Z	3,270,400
									Total		7,349,600	Total		7,313,100	Total		8,044,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0119			OSTVIL

NOTES		APPRAISED VALUE SUMMARY	
FY 98.		Appraised Bldg. Value (Card)	1,835,300
		Appraised Xf (B) Value (Bldg)	37,300
		Appraised Ob (B) Value (Bldg)	2,212,900
		Appraised Land Value (Bldg)	5,438,100
		Special Land Value	0
		Total Appraised Parcel Value	9,523,600
		Valuation Method	C
		Total Appraised Parcel Value	9,523,600

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 Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
3	031G	MU GARAGE	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: 148.40						Total Land Value			5,438,100

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	251	Garage									
Model	96	Ind/Comm									
Grade	C	Average									
Stories	1										
Occupancy	1.00										
Exterior Wall 1	27	Pre-finish Metl									
Exterior Wall 2											
Roof Structure	03	Gable/Hip									
Roof Cover	01	Metal/Tin									
Interior Wall 1	01	Minimum									
Interior Wall 2	05	Drywall									
Interior Floor 1	03	Concr Finished									
Interior Floor 2	14	Carpet									
Heating Fuel	03	Gas									
Heating Type	03	Hot Air-No Duc									
AC Type	01	None									
Size Adj Tbl	031G	MU GARAGE									
Total Rooms											
Bedrooms	00										
Full Bathrooms	0										
Bath Split											
Rms/Partitions	02	AVERAGE									
Heat/AC	00	NONE									
Frame Type	05	STEEL									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	00	NONE									
Common Wall	00	0%									
Wall Height	12.00										
1st Floor Use:	805I										
Sewer Occupan											
MIXED USE											
		Code	Description			Percentage					
		031G	MU GARAGE			100					
						0					
						0					
COST / MARKET VALUATION											
		RCN				298,798					
		Year Built				1988					
		Effective Year Built				1996					
		Depreciation Code				A					
		Remodel Rating									
		Year Remodeled									
		Depreciation %				22					
		Functional Obsol				0					
		External Obsol									
		Trend Factor				1					
		Condition									
		Condition %									
		Percent Good				78					
		RCNLD				233,100					
		Dep % Ovr									
		Dep Ovr Comment									
		Misc Imp Ovr									
		Misc Imp Ovr Comment									
		Cost to Cure Ovr									
		Cost to Cure Ovr Comment									

36				114
32	BAS	32	32	BAS
36				114

MAINT

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
PAV1	PAVING-ASPH	L	17,000	3.00	1988		38		0.00	19,400
FNC2	Fence-6' Wd	L	360	27.85	1988		38		0.00	3,800
RFCC	Reinforced Con	L	590	7.25	1988		38		0.00	1,600
BTH3	Bath House-Fin	L	56	117.44	1988		28	C	1.00	1,800
PAT1	Patio- Average	L	444	5.89	1988		38		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,800	4,800	4,800	62.25	298,798	
Ttl Gross Liv / Lease Area		4,800	4,800	4,800		298,798	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WIANNO CLUB	1	Level	2	Public Water	1	Paved	6	Recreational	Description	Code	Appraised	Assessed
	4	Rolling	4	Gas					COMMERC.	031G	534,700	534,700
P O BOX 249			6	Septic			7		COMMERC.	031W	396,100	396,100
									COMMERC.	031Z	969,400	969,400
OSTERVILLE MA 02655			SUPPLEMENTAL DATA			COM LAND			031Z	2,539,400	2,539,400	
Alt Prcl ID			Split Zonin RC;MB-A2;RF-1			Plan Ref. Land Ct#			61B RECR	0805	2,185,300	2,185,300
BID Parcel			ResExpt Q			#SR WEST BAY RD			61B LAND	0805	2,898,700	724,700
#DL 1			#DL 2			Life Estate PP STATU			Total			
GIS ID F_962467_2687391			Assoc Pid#						9,523,600 7,349,600			

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RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WIANNO CLUB			0994 0108	12-31-1957	U	V	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2025	031G	534,700	2024	031G	521,700	2023	031G	521,700
										031W	396,100		031W	397,100		031W	397,100
										031Z	969,400		031Z	935,200		031Z	3,130,200
										031Z	2,539,400		031Z	2,539,400		031Z	3,270,400
									Total		7,349,600	Total		7,313,100	Total		8,044,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0119			OSTVIL

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,835,300
Appraised Xf (B) Value (Bldg)	37,300
Appraised Ob (B) Value (Bldg)	2,212,900
Appraised Land Value (Bldg)	5,438,100
Special Land Value	0
Total Appraised Parcel Value	9,523,600
Valuation Method	C
Total Appraised Parcel Value	9,523,600

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 Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
4	031W	MU WHSE	SPLI	3		SF	0.00	1.00000	5	1.00		1.000		0	0	0	
Total Card Land Units						0.00	AC	Parcel Total Land Area: 148.40						Total Land Value			5,438,100

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WIANNO CLUB	1	Level	2	Public Water	1	Paved	6	Recreational	Description	Code	Appraised	Assessed
	4	Rolling	4	Gas					COMMERC.	031G	534,700	534,700
P O BOX 249			6	Septic			7		COMMERC.	031W	396,100	396,100
									COMMERC.	031Z	969,400	969,400
OSTERVILLE MA 02655			SUPPLEMENTAL DATA			COM LAND			031Z	2,539,400	2,539,400	
Alt Prcl ID			Split Zonin RC;MB-A2;RF-1			Plan Ref. Land Ct#			61B RECR	0805	2,185,300	2,185,300
BID Parcel			#DL 1			Life Estate			61B LAND	0805	2,898,700	724,700
ResExpt Q			#DL 2			PP STATU			Total			
GIS ID F_962467_2687391			Assoc Pid#			WEST BAY RD			9,523,600			
									7,349,600			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WIANNO CLUB			0994 0108	12-31-1957	U	V	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2025	031G	534,700	2024	031G	521,700	2023	031G	521,700
										031W	396,100		031W	397,100		031W	397,100
										031Z	969,400		031Z	935,200		031Z	3,130,200
										031Z	2,539,400		031Z	2,539,400		031Z	3,270,400
									Total		7,349,600	Total		7,313,100	Total		8,044,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0119			OSTVIL

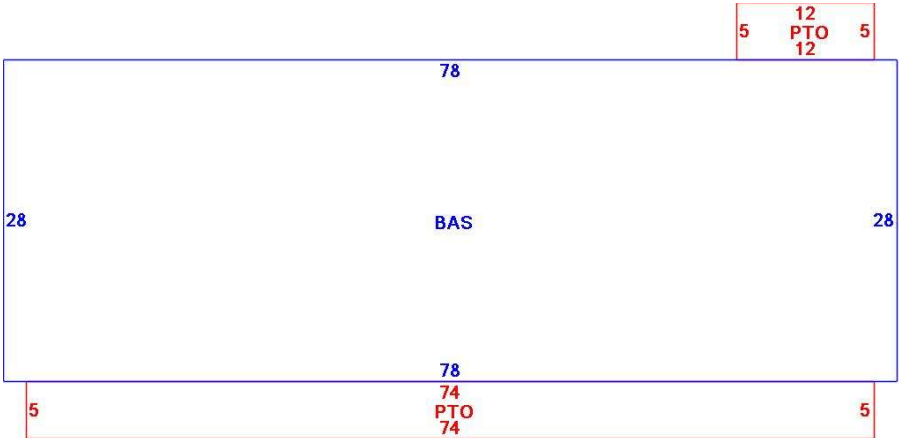
NOTES									

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,835,300
Appraised Xf (B) Value (Bldg)	37,300
Appraised Ob (B) Value (Bldg)	2,212,900
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Special Land Value	0
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Valuation Method	C
Total Appraised Parcel Value	9,523,600

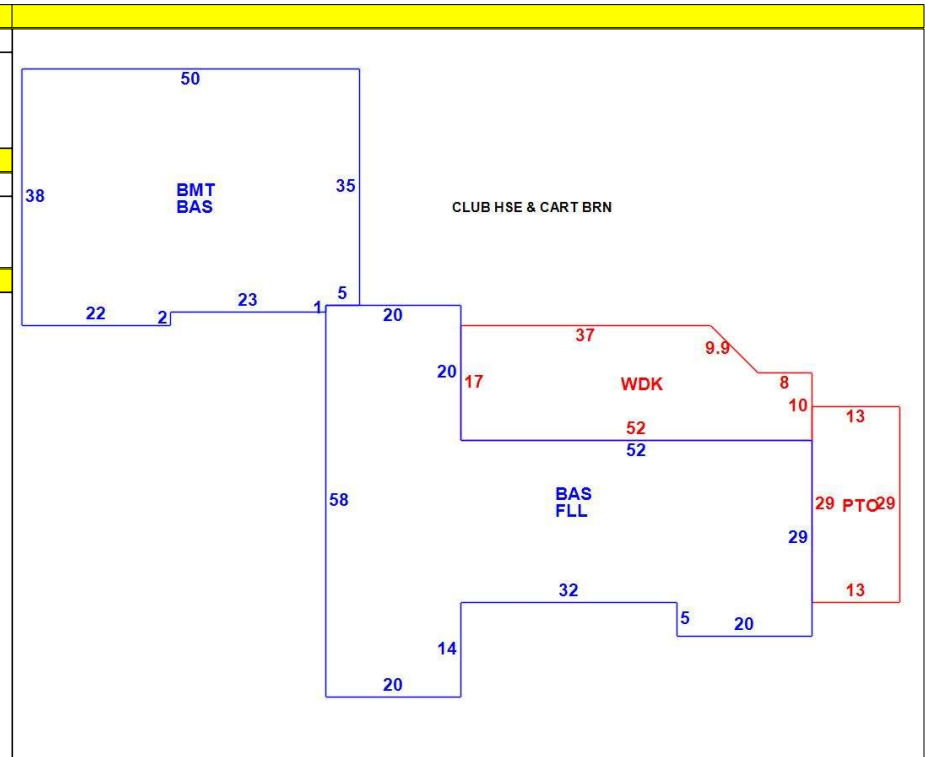
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
5	031G	MU GARAGE	SPLI	3		SF	0.00	1.00000	5	1.00		1.000		0	0	0		
Total Card Land Units						0.00	AC	Parcel Total Land Area: 148.40						Total Land Value				5,438,100

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style	251	Garage								
Model	95	SvcGar/Gar/JS								
Grade	C	Average								
Stories	1									
Occupancy	1.00									
Exterior Wall 1	27	Pre-finish Metl								
Exterior Wall 2										
Roof Structure	03	Gable/Hip								
Roof Cover	01	Metal/Tin								
Interior Wall 1	01	Minimum								
Interior Wall 2										
Interior Floor 1	03	Concr Finished			RCN		142,983			
Interior Floor 2										
Heating Fuel	03	Gas			Year Built		2016			
Heating Type	03	Hot Air-No Duc			Effective Year Built		2019			
AC Type	01	None			Depreciation Code		G			
Size Adj Tbl	031G	MU GARAGE			Remodel Rating					
Total Rooms					Year Remodeled					
Bedrooms					Depreciation %		4			
Full Bathrooms					Functional Obsol					
Bath Split					External Obsol					
Rms/Partitions	01	LIGHT			Trend Factor		1			
Heat/AC	03	HEAT ONLY			Condition					
Frame Type	05	STEEL			Condition %					
Baths/Plumbing	00	NONE			Percent Good		96			
Ceiling/Wall	00	NONE			RCNLD		137,300			
Common Wall	00	0%			Dep % Ovr					
Wall Height	14.00				Dep Ovr Comment					
1st Floor Use:					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	2,184	2,184	2,184	64.82	141,557				
PTO	Patio	0	430	22	3.32	1,426				
Ttl Gross Liv / Lease Area		2,184	2,614	2,206	142,983					



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)														
Element	Cd	Description	Element	Cd	Description												
Style	107	Club House															
Model	94	Commercial															
Grade	C+	Average Plus															
Stories	1																
Occupancy	0.00																
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	03	Gas															
Heating Type	05	Hot Water															
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	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	14.00																
1st Floor Use:	8050																
Sewer Occupan																	
			<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>031Z</td> <td>MU GOLF</td> <td>100</td> </tr> <tr> <td></td> <td></td> <td>0</td> </tr> <tr> <td></td> <td></td> <td>0</td> </tr> </tbody> </table>			Code	Description	Percentage	031Z	MU GOLF	100			0			0
Code	Description	Percentage															
031Z	MU GOLF	100															
		0															
		0															
MIXED USE																	
COST / MARKET VALUATION																	
		RCN	1,188,479														
		Year Built	1983														
		Effective Year Built	1999														
		Depreciation Code	G														
		Remodel Rating															
		Year Remodeled															
		Depreciation %	19														
		Functional Obsol															
		External Obsol															
		Trend Factor	1														
		Condition															
		Condition %															
		Percent Good	81														
		RCNLD	962,700														
		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
BGR2	2 Stall Bmt Gar	B	1	3244.00	1996		81		0.00	2,600
FPL1	Fireplace 1 stor	B	1	5000.00	1996		81		0.00	4,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,347	4,347	4,347	172.09	748,091	
BMT	Basement Area	0	1,839	368	34.44	63,330	
FLL	Fin Lowr Level	2,508	2,508	2,132	146.29	366,904	
PTO	Patio	0	377	19	8.67	3,270	
WDK	Wood Deck	0	804	40	8.56	6,884	
Ttl Gross Liv / Lease Area		6,855	9,875	6,906		1,188,479	