

Property Location: 45 BALDWIN ST										MAP ID:27/ 11/ C/ /					Bldg Name:					State Use:041				
Vision ID: 1899										Account #1935					Bldg #: 1 of 2					Sec #: 1 of 1				
										Card 1 of 2					Print Date:12/29/2014 11:31									
CURRENT OWNER										TOPO.					UTILITIES					STRT./ROAD				
MCMAHON FAMILY NOMINEE BUSIN										1 TYPCL														
10 CAPT SCOTT RD																								
HARWICH, MA 02645																								
Additional Owners:																								
										SUPPLEMENTAL DATA														
										Other ID:					Received 4/16/2013									
										SP Permit					Prior ID									
										Chapter Land					Owner Occ N									
										OC Dates					Final Area 21538									
										In+Ex FY 2014					Current Ac. 1.14947									
										Mailed 4/1/2013														
										GIS ID: F_379908_2850705					ASSOC PID#									
RECORD OF OWNERSHIP										BK-VOL/PAGE					SALE DATE					q/u v/i				
MCMAHON FAMILY NOMINEE BUSINESS TRUST										08631/ 0066					11/12/1993					U I				
MCMAHON GARY S										08566/ 0517					09/21/1993					U I				
WHITAKER RONALD E +										07034/ 0529					11/30/1988					U I				
NADEAU										03312/ 0115					01/04/1968					U I				

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	96		INDUSTRIAL				
Grade	C		AVERAGE				
Stories	1.00		1 Story				
Occupancy	1			MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2	21		CONC BLOCK	041	MixIndRes		70
Roof Structure	4		FLAT	041	MixIndRes		30
Roof Cover	11		MEMBRANE				
Interior Wall 1	5		MINIMUM	COST/MARKET VALUATION			
Interior Wall 2	1		DRYWALL	Adj. Base Rate:		56.47	
Interior Floor 1	12		CONCRETE				
Interior Floor 2	5		LINO/VINYL				
Heating Fuel	1		OIL	Replace Cost		1,148,662	
Heating Type	7		UNIT HTRS	AYB		1967	
AC Percent	70			EYB		1979	
FBM Sqft				Dep Code		AV	
Bldg Use	402		IND OFC	Remodel Rating			
Total Rooms	0			Year Remodeled			
Bedrooms	0			Dep %		35	
Full Baths	0			Functional ObsInc		10	
Half Baths	5			External ObsInc			
Extra Fixtures	4			Cost Trend Factor		1	
#Heat Sys	2			Condition			
Frame	2		STEEL	% Complete			
Bath Style	A		AVERAGE	Overall % Cond		55	
Foundation	6		SLAB	Apprais Val		631,800	
Partitions	T		TYPICAL	Dep % Ovr		0	
Wall Height	12			Dep Ovr Comment			
FBM Quality				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

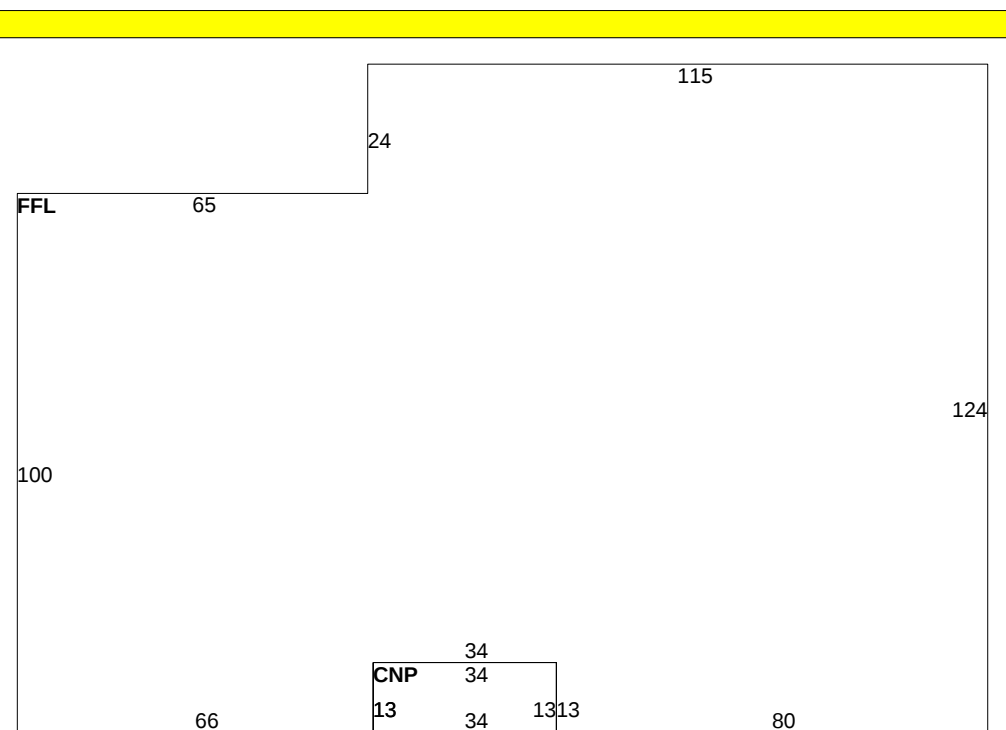
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
85	PAVING			L	5,000	1.61	1967	A		AV	60	4,800
PSP	PARTIAL SPRING			L	1	1.00	Null	A		AV	60	0
29	CRANE GR			B	85	23.00	1979	A	1	AV	55	1,100

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
CNP	CANOPY	0	442		2.81	1,242
FFL	1ST FLOOR	20,318	20,318		56.47	1,147,420

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<i>Ttl. Gross Liv/Lease Area:</i>	20,318	20,760	20,340		1,148,662



CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT																			
MCMAHON FAMILY NOMINEE BUSINESS TRUST 10 CAPT SCOTT RD HARWICH, MA 02645 Additional Owners:														1				TYPCL								Description				Code		Appraised Value		Assessed Value											
																										RESIDENTA				014		86,600		86,600											
																										INDUSTR.				041		632,900		632,900											
																										IND LAND				041		98,100		98,100											
SUPPLEMENTAL DATA																										INDUSTR.				041		4,800		4,800											
										Other ID:				Received				4/16/2013																											
										SP Permit				Prior ID																															
										Chapter Land				Owner Occ				N																											
GIS ID: F_379908_2850705										OC Dates				Final Area				21538																											
										In+Ex FY				2014				Current Ac.				1.14947																							
										Mailed				4/1/2013																															
																		ASSOC PID#																											
RECORD OF OWNERSHIP										BK-VOL/PAGE				SALE DATE				q/u v/i				SALE PRICE				V.C.				PREVIOUS ASSESSMENTS (HISTORY)															
										MCMAHON FAMILY NOMINEE BUSINESS TRUST				08631/ 0066				11/12/1993				U I				1 A				Yr. Code				Assessed Value		Yr. Code		Assessed Value							
										MCMAHON GARY S				08566/ 0517				09/21/1993				U I				1 N				2014 B				700,800		2013 B		704,200							
										WHITAKER RONALD E + NADEAU				07034/ 0529				11/30/1988				U I				542,469				2014 L				105,800		2012 L		105,800							
EXEMPTIONS										OTHER ASSESSMENTS																																			
										Year				Type				Description				Amount				Code				Description				Number				Amount				Comm. Int.			
ASSESSING NEIGHBORHOOD										NBHD/ SUB				NBHD Name				Street Index Name				Tracing				Batch																			
										0001/A												041				IA																			
NOTES																																													
89 SALE INCS 16-100 ALL OFCS ON FFL 93 SALE INCLS OTHER PARCELS SUB DIV 855 CARD 2=FY2001																																													
BUILDING PERMIT RECORD																																													
VISIT/ CHANGE HISTORY																																													
LAND LINE VALUATION SECTION																																													
Total Card Land Units:										0.00				AC				Parcel Total Land Area:				1.15 AC				Total Land Value:																			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH				
Model	01		RESIDENTIAL				
Grade	C		AVERAGE				
Stories	1						
Foundation	2						
Exterior Wall 1	1		WOOD SHING				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	3		FORCED H/W				
AC Type	01		NONE				
Bedrooms	3						
Full Baths	1						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	5						
Bath Style	A		AVERAGE				
Half Bath Style							
Kitchen Style	A		AVERAGE				
Addl Kichen Style							
Insulation							
Kitchens	1						
Extra Kitchens							
Frame	1		WOOD				

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,220		18.68	22,785	
EFP	ENCL PORCH	0	156		28.13	4,389	
FFL	1ST FLOOR	1,220	1,220		93.38	113,926	
OFP	OPEN PORCH	0	96		9.73	934	
Ttl. Gross Liv/Lease Area:		1,220	2,692	1,521		142,034	

