

Property Location: 45 BALDWIN ST
Vision ID: 1899

Account #1935

MAP ID:27/ 11/ C/ /

Bldg Name:

1 of 2

Sec #: 1 of 1

Card 1 of 2

State Use:041

Print Date:11/25/2015 12:40

CURRENT OWNER

MCMAHON FAMILY NOMINEE BUSIN

10 CAPT SCOTT RD

HARWICH, MA 02645

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_379908_2850705

Received
Prior ID
Owner Occ
Final Area
Current Ac.
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTA

INDUSTR.

IND LAND

INDUSTR.

Total

Code

014

041

041

041

822,400

Appraised Value

86,600

632,900

98,100

4,800

822,400

Assessed Value

86,600

632,900

98,100

4,800

822,400

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

MCMAHON FAMILY NOMINEE BUSINESS TRUST

MCMAHON GARY S

WHITAKER RONALD E +

NADEAU

BK-VOL/PAGE

08631/ 0066

08566/ 0517

07034/ 0529

03312/ 0115

SALE DATE

11/12/1993

09/21/1993

11/30/1988

01/04/1968

q/u

U

U

U

U

v/i

I

I

I

I

SALE PRICE

1

1

542,469

0

V.C.

A

N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2015

2015

2015

2015

Total:

Code

014

041

041

041

Assessed Value

86,600

632,900

98,100

4,800

822,400

Yr.

2014

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

700,800

105,800

5,000

811,600

Yr.

2013

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

704,200

105,800

5,000

815,000

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

041

Batch

IA

NOTES

PT1 INDUSTRIES TESTING SUB DIV #586DIP

TANK 16X32 SUB DIV #855 ALTERNATE-5

GLENDALE RD ADITUS INC./BALDWIN ST.

SCHOOL

FUNC = WAREHOUSE % REDUCTION.

Signature

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

631,800

1,100

4,800

98,100

0

822,400

C

0

822,400

BUILDING PERMIT RECORD

Permit ID

39

296

Issue Date

02/16/2005

11/30/1995

Type

9

MN

Description

ALTERATION

Manual Note

Amount

20,000

25,000

Insp. Date

% Comp.

0

0

Date Comp.

Comments

OC 7/11/2005 (CONVER

ALTER

DATE

01/05/2006

01/05/2006

06/02/2004

12/11/1996

12/28/1995

IS

ID

311

311

303

200

107

Cd.

3

15

3

14

15

Purpose/Result

MEAS+INSPCTD

PERMIT VISIT

MEAS+INSPCTD

INSPECTED

PERMIT VISIT

LAND LINE VALUATION SECTION

B #

Use Code

041

Use Description

MixIndRes

Zone

IND

D

Front

Depth

Units

50,071

SF

Unit Price

2.80

I. Factor

0.7000

S.A.

B

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

IA

Adj.

1.00

Notes- Adj

Special Pricing

S Adj Fact

1.00

Adj. Unit Price

1.96

Land Value

98,100

Total Card Land Units:

1.15

AC

Parcel Total Land Area:

1.15

AC

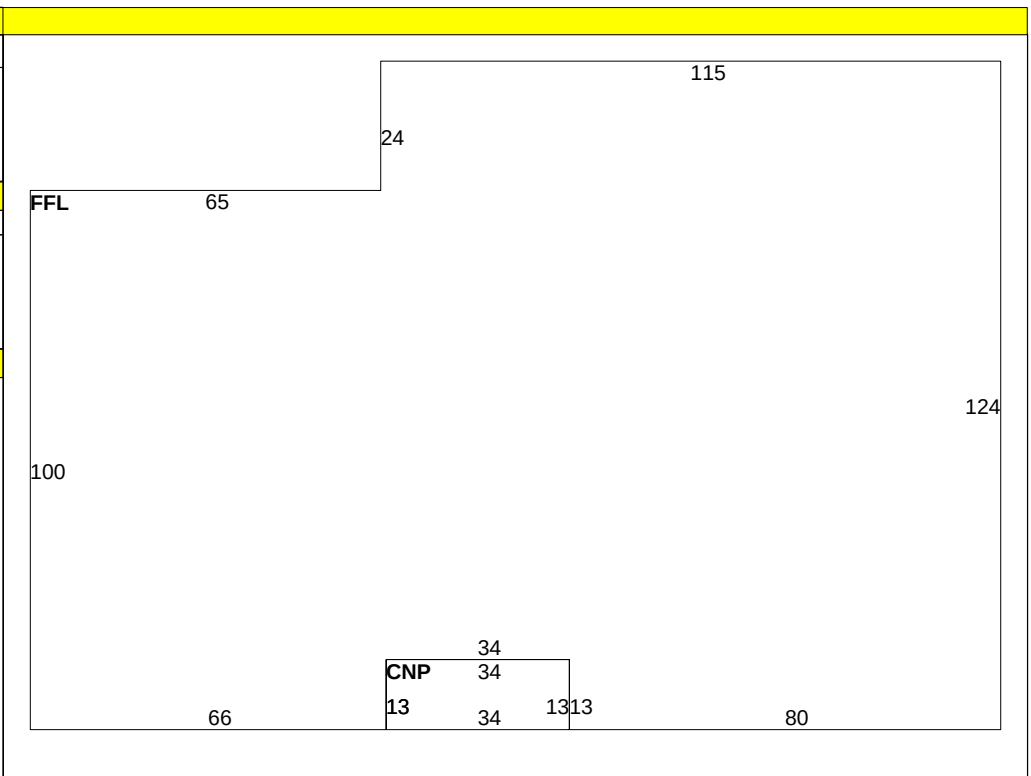
Total Land Value:

98,100

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		100
Roof Structure	4		FLAT	041	MixIndRes		
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	Replace Cost			1,148,662
Interior Floor 2	5		LINO/VINYL	AYB			1967
Heating Fuel	1		OIL	EYB			1979
Heating Type	7		UNIT HTRS	Dep Code			AV
AC Percent	70			Remodel Rating			
FBM Sqft				Year Remodeled			
Bldg Use	402		IND OFC	Dep %			35
Total Rooms	0			Functional Obslnc			10
Bedrooms	0			External Obslnc			
Full Baths	0			Cost Trend Factor			1
Half Baths	5			Condition			
Extra Fixtures	4			% Complete			
#Heat Sys	2			Overall % Cond			55
Frame	2		STEEL	Apprais Val			631,800
Bath Style	A		AVERAGE	Dep % Ovr			0
Foundation	6		SLAB	Dep Ovr Comment			
Partitions	T		TYPICAL	Misc Imp Ovr			0
Wall Height	12			Misc Imp Ovr Comment			
FBM Quality				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 SPR			L	1	1.00	Null	A		AV	60	0
29	CRANE GR			B	85	23.00	1979	A	1	AV	55	1,100

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



[illegible]

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		CONC BLOCK				
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
OFF	OPEN PORCH	0	96		9.73	934
Ttl. Gross Liv/Lease Area:		1,220	2,692	1,521		142,034

