Property Location: 45 BALDWIN ST | MAP ID: 27/ 11/ C/ / | Bldg Name: | State Use: 376
Vision ID: 1899 | Account # 1935 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/06/2018 16:22

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MCMAHON FAMILY NOMINEE BUSIN		1 TYPCL		
10 CAPT SCOTT RD				
HARWICH, MA 02645				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_379908_2850705	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	376	721,400	721,400
COMM LAND	376	105,100	105,100
COMMERC.	376	22,300	22,300
Total		848,800	848,800

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MCMAHON FAMILY NOMINEE BUSINESS TRUST	08631/ 0066	11/12/1993	U	I	1	A
MCMAHON GARY S	08566/ 0517	09/21/1993	U	I	1	N
WHITAKER RONALD E +	07034/ 0529	11/30/1988	U	I	542,469	
NADEAU	03312/ 0115	01/04/1968	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	376	880,800	2017	014	87,600	2016	014	86,600
2018	376	105,100	2017	041	653,600	2016	041	632,900
2018	376	4,400	2017	041	98,100	2016	041	98,100
			2017	041	4,800	2016	041	4,800
Total:		990,300	Total:		844,100	Total:		822,400

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	720,300
Appraised XF (B) Value (Bldg)	1,100
Appraised OB (L) Value (Bldg)	22,300
Appraised Land Value (Bldg)	105,100
Special Land Value	0
Total Appraised Parcel Value	848,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	848,800

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			041	IA

NOTES

SUB DIV #586 & SUB DIV #855
APPROX POWER CLEAN 14,000SF & WH 6,000SF

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
201701558	05/15/2017	5	DEMOLITION	8,000	06/01/2017	100	06/01/2017	PREVIOUSLY NOTED
201700045C	04/07/2017	MN	Manual Note	4,760		100	03/21/2017	FIRE ALARM
201700045B	01/17/2017	MN	Manual Note	20,625	03/21/2017	100	03/21/2017	UPDATE SPRINKLER S
201700045	01/11/2017	7	REMODEL	70,000	03/21/2017	100	03/21/2017	POWER CLEAN FITNE
201602813	11/03/2016	42	REPAIRS	20,000	03/21/2017	100	03/21/2017	16' OF BLOCK WALL
39	02/16/2005	9	ALTERATION	20,000		0		OC 7/11/2005 (CONVEF
296	11/30/1995	MN	Manual Note	25,000		0		ALTER

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
03/06/2018			400	14	INSPECTED
06/01/2017			317	15	PERMIT VISIT
03/21/2017			317	15	PERMIT VISIT
01/05/2006			311	3	MEAS+INSPCTD
01/05/2006			311	15	PERMIT VISIT

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	376	GYM	IND				50,071	SF	3.00	0.7000	B	1.0000	1.00	IA	1.00			1.00	2.10	105,100

Total Card Land Units: 1.15 AC | Parcel Total Land Area: 1.15 AC | Total Land Value: 105,100

Property Location: 45 BALDWIN ST **MAP ID:** 27/ 11/ C/ / **Bldg Name:** **State Use:** 376

Vision ID: 1899 **Account #** 1935 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/06/2018 16:22

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	88		HEALTH CLB
Model	94		COMMERCIAL
Grade	C		AVERAGE
Stories	1.00		1 STORY
Occupancy	3		
Exterior Wall 1	7		BRICK
Exterior Wall 2	21		CONC BLOCK
Roof Structure	4		FLAT
Roof Cover	11		MEMBRANE
Interior Wall 1	5		MINIMUM
Interior Wall 2	1		DRYWALL
Interior Floor 1	12		CONCRETE
Interior Floor 2	5		LINO/VINYL
Heating Fuel	1		OIL
Heating Type	7		UNIT HTRS
AC Percent	70		
FBM Sqft			
Bldg Use	376		GYM
Total Rooms	0		
Bedrooms	0		
Full Baths	2		
Half Baths	3		
Extra Fixtures	8		
#Heat Sys	2		
Frame	2		STEEL
Bath Style	A		AVERAGE
Foundation	6		SLAB
Partitions	T		TYPICAL
Wall Height	12		
FBM Quality			

CONSTRUCTION DETAIL (CONTINUED)

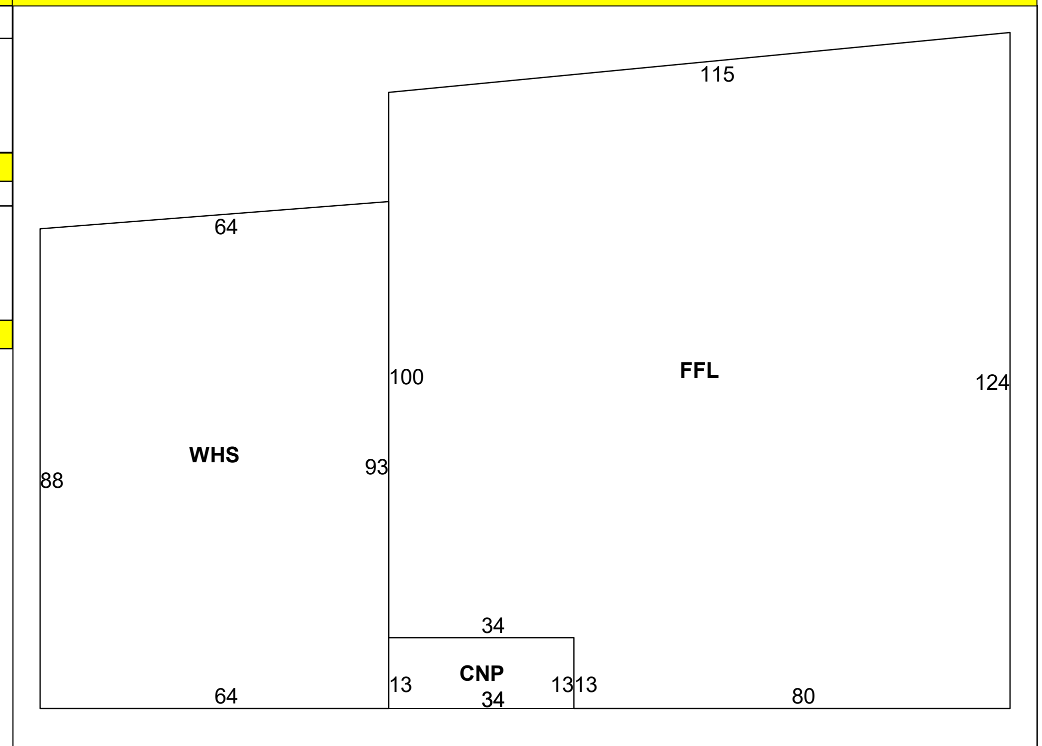
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
376	GYM	100

COST/MARKET VALUATION

Adj. Base Rate:	56.60
Replace Cost	986,669
AYB	1967
EYB	1991
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	27
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	73
Apprais Val	720,300
Dep % Ovr	0
Dep Ovr Comment	
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	19,800	1.61	2017	A		GD	70	22,300
PSP	PARTIAL SPR			L	1	1.00	Null	A		AV	55	0
29	CRANE GR			B	85	23.00	1991	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		2.82	1,245
FFL	1ST FLOOR	13,067	13,067		56.60	739,563
WHS	WAREHOUSE	5,792	5,792		42.45	245,861
	Ttl. Gross Liv/Lease Area:	18,859	19,301	17,433		986,669