

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WINTER STREET SMILES LLC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
5 WALNUT AVENUE						COMMERC.	3420	210,400	210,400	
STOUGHTON MA 02072						COM LAND	3420	128,200	128,200	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 3 & 4 #DL 2 BLOCK F GIS ID F_987755_2703506				Plan Ref. 14/41 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
297 WINTER STREET LLC		36084	251	11-13-2023	Q	I	425,000	00	Year	Code	Assessed	Year	Code	Assessed	
WINTER STREET SMILES LLC		30346	0201	03-13-2017	Q	I	300,000	00	2023	3420	210,400	2022	3420	210,400	
ROZENE, ROBERT F & JANE M		25696	0001	09-22-2011	U	V	1	1A		3420	128,200		3420	111,500	
ROZENE, ROBERT F		4425	0306	02-15-1985	Q	V	58,700	U					3420	4,800	
SHACHOY, NORMAN J TR		1496	0251	01-08-1971	U		0		Total		338,600	Total		321,900	
										Total	338,600	Total	321,900	Total	321,900

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 205,600			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI04			Batch HYAN

NOTES			
--ARCH ORTHODONTICS--			
-GRAY-			
Total Appraised Parcel Value		338,600	

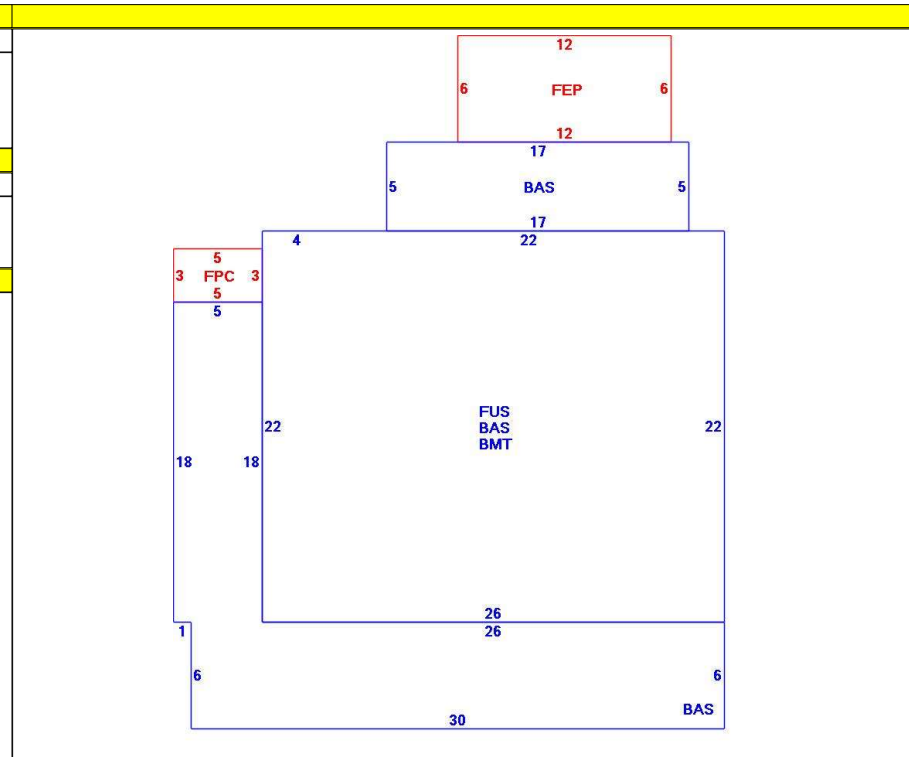
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
65117	11-05-2002	NR	New Roof	3,800	04-03-2003	100	01-01-2003		04-30-2020	GM	04		FR	Field Review
									10-11-2018	SR	01		03	Cycl Insp Comp
									10-11-2018	SR	02		03	Cycl Insp Comp
									06-02-2003	PT	02		01	Meas/Est
									04-03-2003	MF	04		44	Drive by inspection only

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	
1	3420	PROF/MED/DEN	RB	4		0.230	AC	330,000.00	2.44839	C	1.00	CI04	0.690		0	557,502	128,200
Total Card Land Units						0.23	AC	Parcel Total Land Area: 0.23						Total Land Value		128,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	180	Dental Office			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	1.00				
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	3420	PROF/MED/DENTL			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3420				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3420	PROF/MED/DENTL	100
		0
		0

COST / MARKET VALUATION		
RCN		293,710
Year Built		1930
Effective Year Built		1981
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	30	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	70	
RCNLD		205,600
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
PAV1	PAVING-ASPH	L	4,616	3.00	1985		32		0.00	4,400
SGN2	DOUBLE SIDE	L	9	39.53	2017		96		0.00	300
SGNP	SIGN POST 6"	L	12	10.66	2017		96		0.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	927	927	927	182.32	169,006	
BMT	Basement Area	0	572	114	36.34	20,784	
FEP	Enclosed Porch	0	72	25	63.30	4,558	
FPC	Open Porch Conc. Floor	0	15	2	24.31	365	
FUS	Upper Story	572	572	543	173.07	98,997	
Ttl Gross Liv / Lease Area		1,499	2,158	1,611		293,710	

