

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BAXTER REALTY PARTNERS LLC 2061 EXPERIMENT STATION ROAD SUITE 301 WATKINSVILLE GA 30677								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
								COMMERC.	3222	80,600	80,600	
								COMMERC.	3250	655,900	655,900	
SUPPLEMENTAL DATA								COM LAND	3250	456,000	456,000	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS A & B #DL 2 GIS ID F_961228_2691272				Plan Ref. 75/125 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		1,192,500	1,192,500	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BAXTER REALTY PARTNERS LLC				35190	058	06-15-2022	U	I	1,850,000	1	Year	Code	Assessed	Year	Code	Assessed		
32 WIANNO LLC				20404	0124	10-26-2005	U	I	1,350,000	1B	2023	3222	80,600	2022	3222	62,900		
SULLIVAN, GERALDINE A & FRANK				8759	0256	09-15-1993	Q	I	520,000	U		3250	655,900	2021	3250	481,500		
LEBEL, JOHN S TR				7718	0096	10-15-1991	U	I	1	A		3250	456,000		3250	399,000		
LEBEL, JOHN S TR				5599	0265	03-15-1987	U	I	1	A	Total		1,192,500	Total		943,400	Total	950,300

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			
Total			0.00					Appraised Bldg. Value (Card) 729,000				
ASSESSING NEIGHBORHOOD				Appraised Xf (B) Value (Bldg) 0				Appraised Ob (B) Value (Bldg) 7,500				
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 456,000				
CI21						OSTVIL		Special Land Value 0				
NOTES				Total Appraised Parcel Value 1,192,500				Valuation Method C				
-SULLIVAN REAL ESTATE F = LO/SO/NE								Total Appraised Parcel Value 1,192,500				
-DEPRISCO JEWELERS												
-SAVANT = REAR FUS/BAS												
				(6/15/22 SALE UNKNOWLEDGEBLE BUYER)								

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	
EXPC-22-1	02-01-2022	835	Sid/Wind/Roof/	5,950		100		Re-roofing the entire asphlt r	04-29-2020	GM	04		FR	Field Review	
EXPR-22-1	01-31-2022	835	Sid/Wind/Roof/	9,000		100		Remove small portion of asph	09-10-2015	SR	02		02	Bldg Permit Completed	
EXPC-21-2	04-27-2021	835	Sid/Wind/Roof/	6,398		100		Re-roofing the existing asphalt	07-30-2013	JR	03		16	In Office Review	
20-3356	11-16-2020	835	Sid/Wind/Roof/	5,160		100		Two rubber roofs to be replace	01-14-2009	JG	03		16	In Office Review	
201408292	12-04-2014	PVC	Solar PV Comm	26,812	04-29-2015	100	06-30-2015	INSTALLATION OF 26 LG 275	09-23-2008	JR	03		16	In Office Review	
201403830	06-16-2014	NW	New Windows	5,000	06-30-2015	100	06-30-2015	Replace windows							
201306599	09-25-2013	TF	Tenant Fitout	500	06-30-2014	100	06-30-2014	TENANT FIT OU- ROSEMARY							

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3250	OFFC/RETAIL M	BA	3		0.250	AC	330,000.00	2.30303	C	1.00	CI21	2.400		0	1,824,009	456,000
Total Card Land Units						0.25	AC	Parcel Total Land Area: 0.25						Total Land Value		456,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	88	Office/Retail			
Model	94	Commercial			
Grade	B+	Custom Plus			
Stories	1				
Occupancy	3.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3250	OFFC/RETAIL M94			
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	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3250				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3250	OFFC/RETAIL M94	100
		0
		0

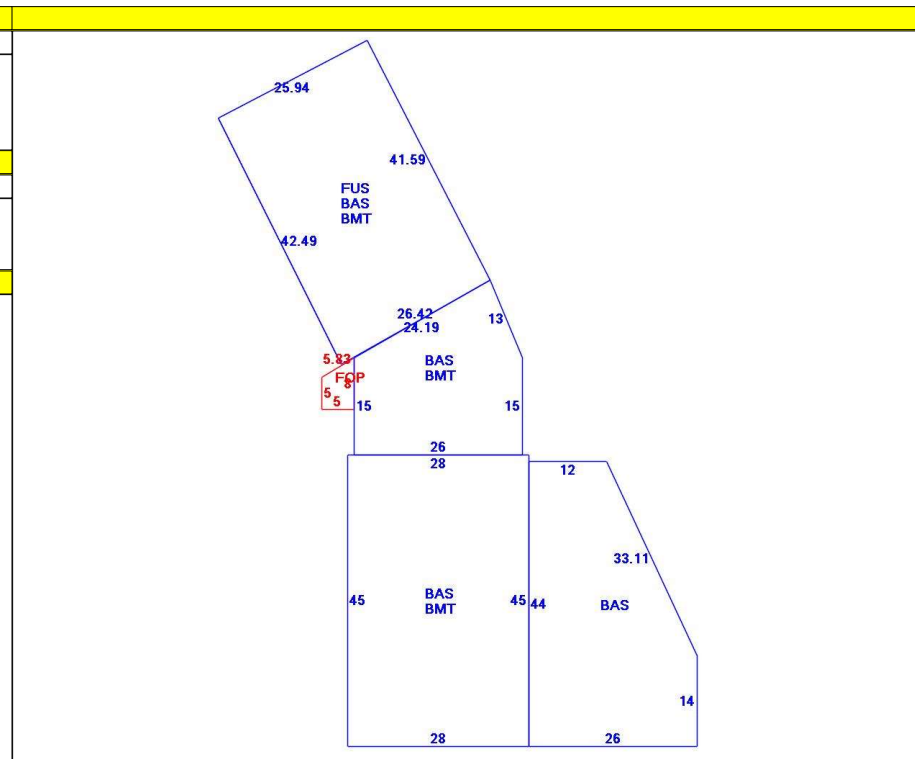
COST / MARKET VALUATION	
RCN	820,714
Year Built	1942
Effective Year Built	1999
Depreciation Code	E
Remodel Rating	04
Year Remodeled	2008
Depreciation %	16
Functional Obsol	5
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	648,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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	5,000	3.00	1985		50		0.00	7,500
SOLF	Solar PV Watt-	B	7,150	1.50	1993		0	00	1.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,840	3,840	3,840	150.01	576,045
BMT	Basement Area	0	2,906	581	29.99	87,157
FOP	Open Porch	0	33	5	22.73	750
FUS	Upper Story	1,100	1,100	1,045	142.51	156,762
Ttl Gross Liv / Lease Area		4,940	7,879	5,471		820,714



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SUPPLEMENTAL DATA								COM LAND	3250	456,000	456,000	VISION
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32 WIANNO LLC							20404	0124	10-26-2005	U	I	1,350,000	1B	2023	3222	80,600	2022	3222	62,900	2021	3222	63,700
SULLIVAN, GERALDINE A & FRANK							8759	0256	09-15-1993	Q	I	520,000	U		3250	655,900		3250	481,500		3250	482,800
LEBEL, JOHN S TR							7718	0096	10-15-1991	U	I	1	A		3250	456,000		3250	399,000		3250	399,000
LEBEL, JOHN S TR							5599	0265	03-15-1987	U	I	1	A	Total		1,192,500	Total		943,400	Total		950,300

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																	

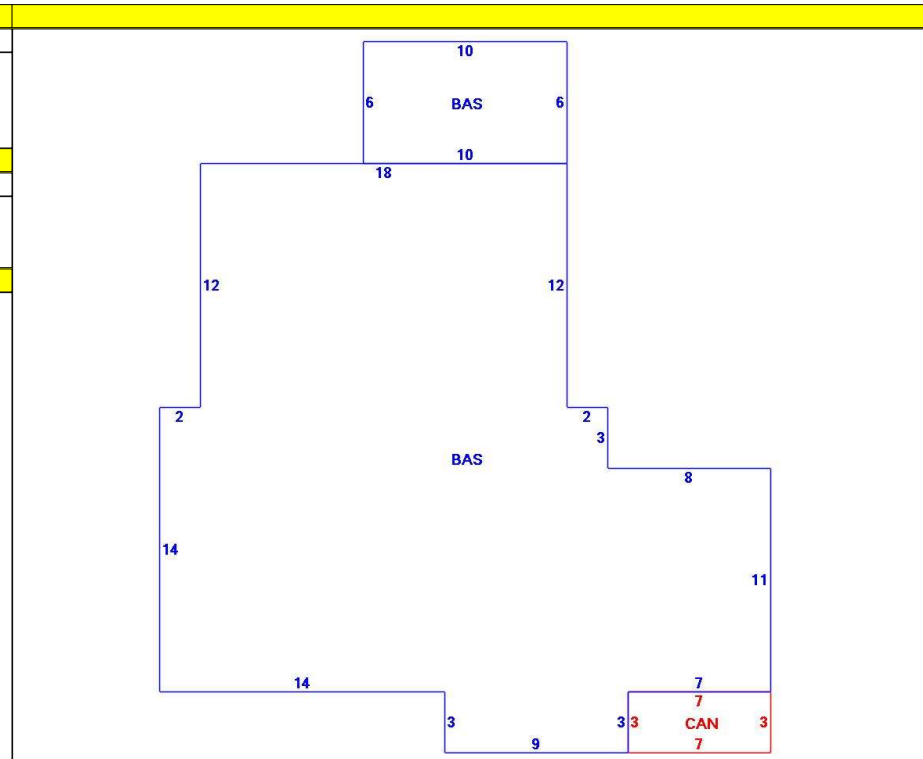
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
CI21				OSTVIL							

NOTES												VISIT / CHANGE HISTORY					
REAR LOCATION												Date	Id	Type	Is	Cd	Purpost/Result
Total Appraised Parcel Value												1,192,500					

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
2	3222	COMM BLDG	BA	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: 0.25						Total Land Value		456,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	Comm Bldg			
Model	94	Commercial			
Grade	B	Custom			
Stories	1				
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	03	Plastered			
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	3222	COMM BLDG			
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	08	TYPICAL			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3222				
Sewer Occupan					
			MIXED USE		
			Code	Description	Percentage
			3222	COMM BLDG	100
					0
					0
			COST / MARKET VALUATION		
			RCN		104,709
			Year Built		1962
			Effective Year Built		1990
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		23
			Functional Obsol		0
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		77
			RCNLD		80,600
			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	699	699	699	149.37	104,410	
CAN	Canopy	0	21	2	14.23	299	
Ttl Gross Liv / Lease Area		699	720	701		104,709	

