

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION								
BAXTER REALTY PARTNERS LLC 2061 EXPERIMENT STATION ROAD SUITE 301 WATKINSVILLE GA 30677											Description	Code	Appraised		Assessed											
											7		COMMERC.	3222	85,000		85,000									
													COMMERC.	3250	668,900		668,900									
													COM LAND	3250	456,000		456,000									
SUPPLEMENTAL DATA											Total						1,209,900		1,209,900							
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#																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
BAXTER REALTY PARTNERS LLC 32 WIANNO LLC SULLIVAN, GERALDINE A & FRANK LEBEL, JOHN S TR LEBEL, JOHN S TR				35190 058		06-15-2022		U	I	1,850,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				20404 0124		10-26-2005		U	I	1,350,000		1B	2025	3222	85,000	2024	3222	80,600	2023	3222	80,600					
				8759 0256		09-15-1993		Q	I	520,000		U		3250	668,900		3250	655,900		3250	655,900					
				7718 0096		10-15-1991		U	I	1		A		3250	456,000		3250	456,000		3250	456,000					
				5599 0265		03-15-1987		U	I	1		A														
Total											1,209,900		Total		1,192,500		Total		1,192,500							
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																APPROAISED VALUE SUMMARY Appraised Bldg. Value (Card)										

Property Location 32 WIANNO AVENUE
Vision ID 6869 Account # 58412

Map ID 117/ 093/ / /
Bldg # 1

Bldg Name
Sec # 1 of 1

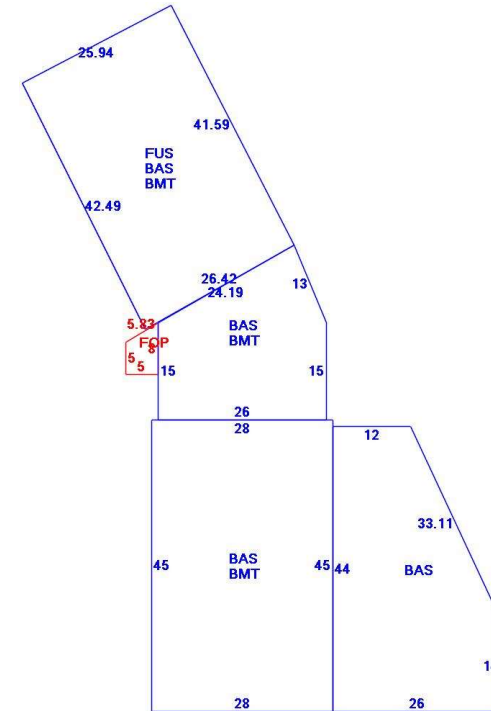
Card # 1 of 2

State Use 3250
Print Date 12/19/2024 8:07:02 A

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											

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	153.02	587,610	
BMT	Basement Area	0	2,906	581	30.59	88,907	
FOP	Open Porch	0	33	5	23.19	765	
FUS	Upper Story	1,100	1,100	1,045	145.37	159,909	
Ttl Gross Liv / Lease Area		4,940	7,879	5,471		837,191	



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Print Date 12/19/2024 8:07:02 A

VISION

Property Location 32 WIANNO AVENUE
Vision ID 6869 Account # 58412

Map ID 117/ 093/ //
Bldg # 2

Bldg Name
Sec # 1 of 1

Card # 2 of 2

State Use 3250
Print Date 12/19/2024 8:07:03 A

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		MIXED USE		
Exterior Wall 1	14	Wood Shingle	Code	Description	
Exterior Wall 2			3222	COMM BLDG	
Roof Structure	03	Gable/Hip		100	
Roof Cover	03	Asph/F GlS/Cmp		0	
Interior Wall 1	03	Plastered		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	14	Carpet	RCN		110,424
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1962
Heating Type	05	Hot Water	Effective Year Built		1995
AC Type	03	Central	Depreciation Code		G
Size Adj Tbl	3222	COMM BLDG	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		23
Full Bathrooms	0		Functional Obsol		0
Bath Split	00	0 Full-0 Half	External Obsol		
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	01	HEAT/AC PKGS	Condition		
Frame Type	02	WOOD FRAME	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good		77
Ceiling/Wall	08	TYPICAL	RCNLD		85,000
Common Wall	00	0%	Dep % Ovr		
Wall Height	8.00		Dep Ovr Comment		
1st Floor Use:	3222		Misc Imp Ovr		
Sewer Occupan			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		