

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
A & Z DEPOT STREET LLC								Description	Code	Appraised	Assessed	706
								COMMERC.	3350	249,800	249,800	
376 WASHINGTON STREET SUITE 7 NORWELL MA 02061				SUPPLEMENTAL DATA				COM LAND	3350	229,500	229,500	EASTON, MA
				Alt Prcl ID SUB-DIV PHOTO WARD SECOND				COMMERC.	3350	22,100	22,100	
GIS ID M_235041_865909				Assoc Pid#				COMMERC.	3400	452,200	452,200	VISION
								Total		953,600	953,600	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
A & Z DEPOT STREET LLC	25625	257	12-27-2019	U	I			1,925,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
101-105 DEPOT STREET LLC	20943	0199	04-01-2013	U	I			100	1A	2024	3350	249,800	2023	3350	255,200	2022	3350	255,200
CARROLL ROBERT C & JOANNE	17366	0183	03-12-2008	Q	I			220,000	00		3350	229,500		3350	229,500		3350	229,500
AMERICA VITORINO TRUSTEE	7949	0243	11-13-1998	U	I			243,000	1F		3350	22,100		3350	22,100		3350	22,100
CAMARA FERNANDO E	6356	0182	05-18-1995	U	I			100	1A		3400	452,200		3400	467,000		3400	467,000
								Total				953,600	Total		973,800	Total		973,800

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													
0001																			
NOTES																			
WASH N DEPOT #5547-91-ALT.TO SHED FLOOD PLAIN @ REAR WAS ORIGINALLY 670 R WASHINGTON STREET ADDRESS CHANGED IN FY 2011																			
								Appraised Bldg. Value (Card)								699,900			
								Appraised Xf (B) Value (Bldg)								2,100			
								Appraised Ob (B) Value (Bldg)								22,100			
								Appraised Land Value (Bldg)								229,500			
								Special Land Value								0			
								Total Appraised Parcel Value								953,600			
								Valuation Method								C			
								Total Appraised Parcel Value								953,600			

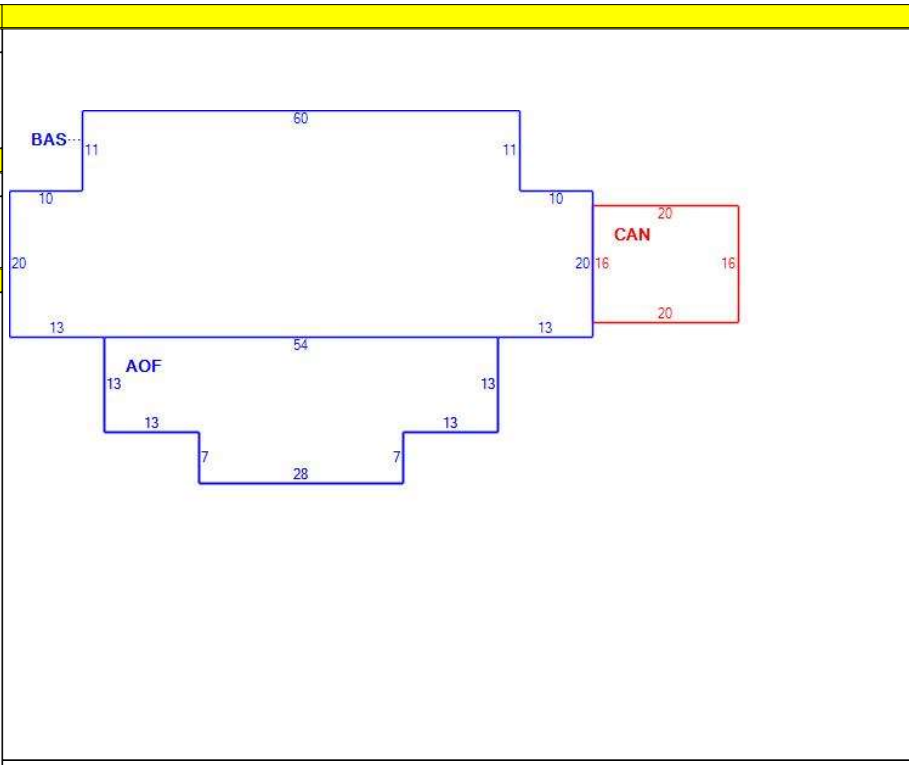
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
C-19-0219	04-01-2019			50,000		100		Create offices		08-03-2019	AD			BP	Building Permits
C-18-0055	01-29-2018			1,000		100		Add two walls to existing spac		08-18-2018	AD			BP	Building Permits
14133	05-01-2014	TF	TENANT FITUP	6,000		100		TENANT FIT-UP INCLUDING		05-13-2014	KN			BP	Building Permits
12774AMD2	02-01-2013	FO	FOUNDATION	200,000		100		FOUNDATION PERMIT FOR		07-15-2013	GM			00	Measur+Listed
12774AMD	02-01-2013	NC	New Construct	200,000		100		NEW RENTAL OFFICE BUILD		06-04-2012	AD			BP	Building Permits
12774	11-17-2010	FO	FOUNDATION	50,000		100		NEW RENTAL OFFICE BUILD		05-18-2011	AD			BP	Building Permits
12773	11-17-2010	FO	FOUNDATION	8,000		100		RETAINING WALL		07-20-2009	AD			50	Field Review

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustment	Adj Unit Pric	Land Value
1	3350	CAR WASH	BUS		43,560 SF	5.17	1.00000	C	1.00	G	1.000	TOPO/QUESET RIVER		0	5.17	225,200
1	3350	CAR WASH	BUS		0.470 AC	26,267.00	1.00000	C	0.35	G	1.000			0	9,193.45	4,300
Total Card Land Units					1.47 AC	Parcel Total Land Area: 1.47					Total Land Value					229,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	43	Car Wash			
Model	94	Commercial			
Grade	05	Ave-Good			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc			
AC Type	01	None			
Bldg Use	3350	CAR WASH			
Total Rooms					
Total Bedrms					
Total Baths					
Heat/AC	00	NONE			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	02	CEILING ONLY			
Rooms/Prtns	02	AVERAGE			
Wall Height	14.00				
% Comn Wall					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
3350	CAR WASH	100
		0
		0

COST / MARKET VALUATION	
RCN	269,251
Year Built	2012
Effective Year Built	2015
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	8
Functional Obsol	0
Economic Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	92
RCNLD	247,700
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	7,000	3.00	2013		90		0.00	18,900
FN1	FENCE-4' CHAI	L	160	8.00	2013		90		0.00	1,200
SGN2	DOUBLE SIDE	L	45	50.00	2013		90		0.00	2,000
A/C	AIR CONDITIO	B	898	2.50	2012		92		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office, (Average)	898	898	898	65.35	58,686	
BAS	First Floor	3,158	3,158	3,158	65.35	206,382	
CAN	Canopy	0	320	64	13.07	4,183	
Ttl Gross Liv / Lease Area		4,056	4,376	4,120		269,251	

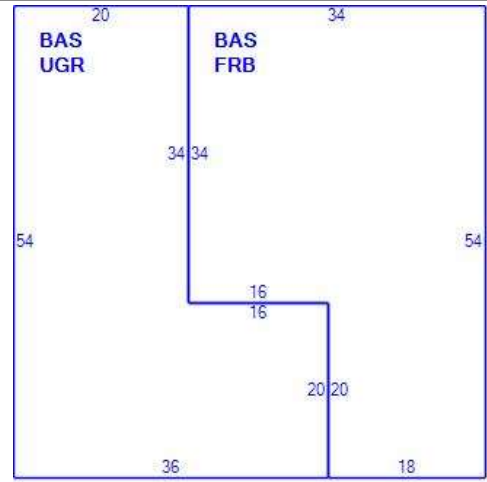


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				706 EASTON, MA							
A & Z DEPOT STREET LLC						Description	Code	Appraised	Assessed								
376 WASHINGTON STREET		SUPPLEMENTAL DATA				COMMERC.	3350	249,800	249,800	VISION							
SUITE 7		Alt Prcl ID				COM LAND	3350	229,500	229,500								
NORWELL MA 02061		SUB-DIV				COMMERC.	3350	22,100	22,100								
		PHOTO				COMMERC.	3400	452,200	452,200								
		WARD SECOND				Total		953,600	953,600								
		GIS ID M_235041_865909				Assoc Pid#											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
A & Z DEPOT STREET LLC		25625 257	12-27-2019	U	I	1,925,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
101-105 DEPOT STREET LLC		20943 0199	04-01-2013	U	I	100	1A	2024	3350	249,800	2023	3350	255,200	2022	3350	255,200	
CARROLL ROBERT C & JOANNE		17366 0183	03-12-2008	Q	I	220,000	00		3350	229,500		3350	229,500		3350	229,500	
AMERICA VITORINO TRUSTEE		7949 0243	11-13-1998	U	I	243,000	1F		3350	22,100		3350	22,100		3350	22,100	
CAMARA FERNANDO E		6356 0182	05-18-1995	U	I	100	1A		3400	452,200		3400	467,000		3400	467,000	
		Total						953,600		Total		973,800		Total		973,800	
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		Appraised Bldg. Value (Card)						699,900	
0001										Appraised Xf (B) Value (Bldg)						2,100	
										Appraised Ob (B) Value (Bldg)						22,100	
										Appraised Land Value (Bldg)						229,500	
										Special Land Value						0	
										Total Appraised Parcel Value						953,600	
										Valuation Method						C	
										Total Appraised Parcel Value						953,600	
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			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
2	3400	OFFICE BLD M			0 SF	0.00	1.00000		1.00		1.000		0	0	0		
Total Card Land Units					0.00	AC	Parcel Total Land Area: 1.47					Total Land Value					229,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	18	Office Bldg			
Model	94	Commercial			
Grade	04	Above Ave			
Stories:	1				
Occupancy	5.00				
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3400	OFFICE BLD MDL-94			
Total Rooms					
Total Bedrms					
Total Baths					
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	9.00				
% Conn Wall					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
3400	OFFICE BLD MDL-94	100
		0
		0

COST / MARKET VALUATION	
RCN	491,533
Year Built	2013
Effective Year Built	2015
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	8
Functional Obsol	
Economic Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	92
RCNLD	452,200
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	2,916	2,916	2,916	108.05	315,083	
FRB	Fin. Raised Bsmt	1,213	1,516	1,213	86.46	131,068	
UGR	Garage, Unfinished	0	1,400	420	32.42	45,382	
Ttl Gross Liv / Lease Area		4,129	5,832	4,549		491,533	

