



This form was received on the date stamped here:

TOWN OF WAREHAM

ZONING BOARD OF APPEALS APPLICATION FOR A:

- VARIANCE
- SPECIAL PERMIT
- SITE PLAN REVIEW
- APPEAL

Certain uses are allowed in zoning districts only by means of a Variance and/or Special Permit from the Zoning Board of Appeals. Those uses are indicated in the Wareham Zoning By-Laws. Permits may be issued only after a public hearing. To apply for a public hearing for a Permit from the Zoning Board of Appeals, please do the following:

- Complete this form.
- Read information packets. (Directions attached)
- Submit application form and packet of information to Town Clerk for signature.
- Submit application form to Town Collector for signature.
- Submit completed form, packets, and appropriate fees** to the Planning and Community Development Office.

** See Directions for fees, or ask at the Planning and Community Development Office.

I hereby apply for a [check applicable]: Variance Special Permit Site Plan Appeal for a use at the following place:

STREET & NUMBER: 127 Marion Rd. MAP: 60 LOT: A1
 ZONING DISTRICT: C5
 USE REQUESTED: Fitness Facility
 OWNER OF LAND & BUILDING: Alevizos Ames Trust Inc.
 ADDRESS OF OWNER: 2 Lake Rd., Wellesley MA 02842
 PERSON(S) WHO WILL UTILIZE PERMIT: Echo Athletics
 ADDRESS: 7 Trout Farm Way, West Wareham MA 02576
 DATE: 11/08/2023 SIGNATURE: Benjamin Lombardi

Town Clerk: _____ Date: _____
 Tax Collector: Danute Cambata Date: 11-8-23
 Planning/Zoning Dept.: JOMA Raposo Date: 11.15.23
 Application fee paid: 750.00 Check #: 1001 Receipt: _____
 Advertising fee paid: 150.00 Check #: 1002 Receipt: _____
 Abutters fee paid: 406.80 Check #: 1004 Receipt: _____

WAREHAM TOWN CLERK
2023 NOV 15 PM 5:36

SHEET NOT TO BE POSTED
FOR OFFICE USE ONLY

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check Applicable: Variance Special Permit Site Plan Appeal

Date stamped in: _____ Date decision is due _____

Applicant's Name: Echo Athletics, LLC

Applicant's Address: 7 Trout Farm Way, West Wareham MA 02576

Telephone Number: 716-864-0047

Cell Phone Number: 716-864-0047

Email Address: bptomkins@gmail.com

Address of Property/Project: 127 Marion Rd., Wareham MA 02571

Landowner's Name: Alevizos Ames Trust Inc.

Owner's Address: 2 Lake Rd., Wellesley MA 02842

Telephone Number: 781-738-1744

Contact Person: Ben Tomkins Telephone Number: 716-864-0047

Map 60 Lot A1 Zone C5

Date Approved _____ Date Denied _____

Comments: _____



Bk: 46246 Pg: 159 Page: 1 of 5
Recorded: 11/05/2015 03:22 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

UPON RECORDING RETURN TO:

G. Michael Peirce, Esq.
60 Walnut Street Fl 4
Wellesley, Massachusetts 02481

QUITCLAIM DEED

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 11/05/2015 03:22 PM
Ctrl# 086645 23842 Doc# 00093085
Fee: \$52,440.00 Cons: \$11,500,000.00

COMMONWEALTH OF MASSACHUSETTS §
COUNTY OF PLYMOUTH §

CANCELLED

THAT, WAREHAM PLAZA LLC, a Massachusetts limited liability company ("Grantor"), whose mailing address is c/o Unison Realty Partners, LLC, 177 Huntington Avenue, Suite 1901, Boston, Massachusetts 02115, for and in consideration of the sum of

and other good and valuable consideration in hand paid to Grantor by ALEVIZOS AMES TRUST, INC., a Massachusetts corporation ("Grantee"), whose mailing address is 2 Lake Road, Wellesley, Massachusetts 02481, the receipt and sufficiency of such consideration being hereby acknowledged, GRANTS unto Grantee, WITH QUITCLAIM COVENANTS that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements, structures and fixtures situated thereon (collectively, the "Property"); subject, however, to all matters of record affecting the Property.

Meaning and intending to convey the same property conveyed to Grantor by deed dated as of January 14, 2011, recorded with the Plymouth County Registry of Deeds in Book 39547, Page 302 and filed with the Plymouth District ROD as Document No. 00004603.

The Grantor has not elected to be treated as a corporation for federal income tax purposes.

[Signatures on Next Page]

Property Address: 127 Marion Road
Wareham, Massachusetts

EXHIBIT A

Legal Description:

Real property in the Town of Wareham, County of Plymouth, Commonwealth of Massachusetts, described as follows:

That certain lot or parcel of land with all the buildings and improvements thereon situated in the Town of Wareham, County of Plymouth, Commonwealth of MA, laid out and designated as Assessor's Plat 60 Lot A1 on that certain plan entitled, "Approval not required Plan Surveyed for Wareham Plaza Associates, LLC dated December 18, 2005 revised through March 02, 2005, by John P. Caito Corporation", which said plan is recorded in the Registry of Deeds in the County of Plymouth as No. 228 of 2005 in Plan Book 49, Page 642, being bounded and described as follows:

Beginning at a concrete bound in the westerly line of Gibbs Avenue, said point being the most easterly corner of the parcel herein described, and also the southwest corner of Lot G-1, now or formerly of Eugene S. Goldstein and Douglas Cohen.

Thence running S36°-29'-10"W, along the westerly line of Gibbs Avenue, for a distance of one hundred forty-one and 84/100 feet (141.84') to a Massachusetts Highway Bound [MHB] in the westerly line of Marion Road to the start of a curve;

Thence continuing southwesterly along the arc of a curve to the right having a radius of 280.00' and a central angle of 17°-44'-21" for a distance of eighty-six and 69/100 feet (86.69') to a Massachusetts Highway Bound [MHB] for a point at the start of a curve;

Thence continuing southwesterly along the westerly line of Marion Road on an arc of a curve to the left having a radius of 1,685.77' and a central angle of 07°-42'-37" for a distance of two hundred twenty-six and 86/100 feet (226.86') to a point at the end of said curve;

Thence running S61°-56'-07"W, along the westerly line of said Marion Road, for a distance of two hundred fifty-eight and 50/100 feet (258.50') to the start of a curve;

Thence continuing southwesterly along the westerly line of Marion Road on an arc of a curve to the left having a radius of 205.81' and a central angle of 35°-01'-24" for a distance of one hundred twenty-five and 81/100 feet (125.81') to a point at the end of said curve;

Thence running S26°-54'-43"W, along the westerly line of said Marion Road, for a distance of thirty-seven and 06/100 feet (37.06') to a point;

Thence turning and running N42°-30'-10"W, bounded on the southwest by other land now or formerly of Wareham Plaza Associates LLC designated as Assessor's Plat 60 Lot B4 on the aforementioned plan and an access easement, for a distance of seventy-seven and 24/100 feet (77.24') to a point;

Thence turning and running N18°-11'-30"E, bounded on the northeast by said other land now or formerly of Wareham Plaza Associates LLC, for a distance of one hundred thirty-seven and 20/100 feet (137.20') to a point;

Thence turning and running N28°-03'-53"W, bounded on the southwest by said other land now or formerly of Wareham Plaza Associates LLC, for a distance of five hundred fifty-two and 80/100 feet (552.80') to a point;

Thence turning and running N61°-56'-07"E, bounded on the northwest by said other land now or formerly of Wareham Plaza Associates LLC, for a distance of seven hundred forty-four and 62/100 feet (744.62') to a concrete marker for a point;

Thence turning and running S65°-45'-10"E, bounded on the northeast by land now or formerly Henry R. and Wendy R. St. Julian, for a distance of three hundred forty-three and 66/100 feet (343.66') to an iron pipe for a point;

Thence turning and running S21°-30'-00"W, bounded on the southeast by land now or formerly of Terry A. Ellis, for a distance of twenty-three and 11/100 feet (23.11') to a concrete marker for a point; Thence turning and running S52°-38'-20"E, bounded on the northeast by said land of Terry A. Ellis, for a distance of twenty-two and 14/100 feet (22.14') to an iron pipe at a stone wall for a point;

Thence turning and running S42°-19'-20"W, along a stone wall bounded on the southeast in part by land now or formerly of Shirley A. Peach and Robert Hunt and in part of lands, now or formerly of Eugene S. Goldstein and Douglas Cohen, for a distance of two hundred fifty-one and 26/100 feet (251.26') to an iron pipe set at the intersection of two stone walls for a point;

Thence turning and running S43°-08'-10"E, along a stone wall, bounded on the northeast by land now or formerly of the aforementioned Eugene S. Goldstein and Douglas Cohen, for a distance of two hundred nine and 31/100 feet (209.31') to a concrete marker in the westerly line of Marion Road and the place of beginning;

Together with an Access Easement over Assessor's Plat 60 Lot B4 on the above mentioned plan as set forth in an Access Easement and Right of Way Agreement dated April 14, 2005 between Wareham Plaza Associates, LLC and Wareham Plaza Associates II, LLC recorded with Plymouth Registry of Deeds in Book 30347, Page 87, and shown on the above mentioned plan, bounded and described as follows:

Beginning at a point in the westerly line of Marion Road, State Highway Route 6, said point being the most southerly corner of the above-mentioned Lot A1 on that certain plan entitled, "APPROVAL NOT REQUIRED PLAN SURVEYED FOR WAREHAM PLAZA ASSOCIATES, LLC DATED DECEMBER 18, 2005 REVISED THROUGH MARCH 25, 2005, BY JOHN P. CAITO CORPORATION", which said plan is recorded in the Registry of Deeds in the County of Plymouth as No. 228 of 2005, and the easterly corner of Lot B4 at the

above-mentioned Highway, said point also being the center line station 89+94.97' and left 31.59' on said highway.

Thence running S47°-29'-50"W, along the westerly line of Marion Road for a distance of fifty-three and 33/100 feet (53.33') to a point;

Thence running N42°-30'-10"W, bounded on the southwest by said Lot B4 on said plan now or formerly of Wareham Plaza Associates, LLC, for a distance of forty-seven and 31/100 feet (47.31') to a point;

Thence turning N18°-11'-30"E, bounded on the northwest by said Lot B4 now or formally of Wareham Plaza Associates, LLC, for a distance of sixty-one and 16/100 feet (61.16') to a point;

Thence running S42°-30'-10"E, bounded on the northeast by said Lot A1 now or formerly of Grantor, for a distance of seventy-seven and 24/100 feet (77.24') to Marion Road and the point and place of beginning.



Dear Members of the Zoning Board of Appeals,

We are writing to formally request a variance to open a fitness facility within the Wareham Plaza at 127 Marion Road. We are deeply committed to providing a valuable service to our community by establishing a fitness facility that promotes health, well-being, and a sense of community. We kindly ask the Zoning Board of Appeals to consider our application for this variance and allow us to contribute to the betterment of our neighborhood.

Background and Vision:

Echo Athletics is dedicated to providing comprehensive fitness solutions to individuals seeking to improve their overall health and well-being. Our services include CrossFit, strength and conditioning, as well as personalized nutritional guidance. Our classes are conducted in a group format, ensuring a supportive and motivating environment for our members. All sessions are led by certified coaches who are passionate about helping you reach your fitness goals safely and effectively.

However, Echo Athletics envisions more than just a fitness facility; we aspire to create a vibrant community hub that fosters holistic well-being and social cohesion. Our fitness facility will serve as a welcoming space where individuals of all ages and backgrounds can come together to pursue their fitness goals, enhance their overall health, and build meaningful connections with others.

At Echo Athletics, we plan to collaborate with local schools, community organizations, and healthcare providers to promote fitness and wellness initiatives. By actively engaging with other entities in our community, we intend to create a network of support that enhances the overall health of our residents.

Zach Ledogar was the head coach/trainer of Seaside CrossFit and Athletic Performance from 2016 until they closed their doors in 2022. During that time he helped serve the local community to reach their personal goals no matter their fitness background. Ben Tomkins has a degree in exercise science and is a home owner in West Wareham. He is excited to bring an amazing service and community to the town. We both believe that helping people reach their health and wellness goals not only helps the individual but helps the entire community.

Addressing Zoning Regulations:

We understand the importance of zoning regulations in maintaining the character and integrity of our neighborhood. However, we believe that granting a variance for our fitness facility at this location would be in harmony with the spirit and purpose of these regulations. Our proposed fitness facility will be designed and operated with due consideration for the local environment, noise levels, and overall aesthetic appeal.

General Existing Conditions:

It is important to note that the proposed fitness facility will not require any structural changes to the existing space. The necessary upgrades are purely cosmetic, ensuring that the architectural integrity and footprint of the plaza and space remain unchanged. By repurposing this vacant space, Echo Athletics aims to breathe new life into the plaza, enhancing its appeal and contributing positively to the overall ambiance.

Additionally, the strategic placement of Echo Athletics within the Wareham Plaza aligns seamlessly with the existing layout and businesses. The fitness facility will complement neighboring stores, encouraging a symbiotic relationship that benefits both the fitness center and other businesses within the plaza. This integration will foster a sense of community and cooperation among local entrepreneurs, promoting economic growth and stability.

Furthermore, the convenience of the Wareham Plaza's location, coupled with ample parking facilities, ensures that the fitness facility will be easily accessible to residents and visitors. This accessibility is vital for encouraging community members to engage in fitness activities and adopt healthier lifestyles, ultimately improving their overall well-being.

Conclusion:

We are genuinely excited about the opportunity to contribute positively to our community through the establishment of this fitness facility. We are committed to working closely with the Zoning Board of Appeals to ensure that our fitness complies with all necessary regulations and standards.

We kindly request that you grant the variance needed to open this fitness facility, which will not only enhance our neighborhood but also improve the overall quality of life for its residents.

Thank you for considering my request. We are open to discussing this further at the upcoming hearing or at your convenience.

Sincerely,
Echo Athletics - Zachary Ledogar & Benjamin Tomkins



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

October 17, 2023

Mr. Benjamin Tomkins
7 Trout Farm Way
West Wareham, Massachusetts 02576

RE: 127 Marion Road / Map 60, Lot A1

Mr. Tomkins,

I have reviewed your Building Permit application B-23-628, submitted October 10, 2023 proposing to operate a fitness facility located at 127 Marion Road, Wareham, Massachusetts. The proposed use is not allowed at this location. At this time I must deny your request.

Your application is being denied under the following section of the Wareham Zoning By-Laws:

Article 3: Use Regulations

**Section 320 Table of Principle Use Regulations, Recreational Uses,
Health or Athletic Facility, CS zoning district; NOT ALLOWED**

Therefore, a **Use Variance** must be secured from the Zoning Board of Appeals in order to proceed with your application.

The subject dwelling is located in CS zoning district.

Respectfully,

Paul E Turner
Building Commissioner
Zoning Enforcement Officer

It is the owners' responsibility to check with other departments to ensure full compliance.

In accordance with the provisions of MGL chapter 40A §§ 15, you may apply to the Zoning Board of Appeals for the above noted relief within thirty (30) days of receipt of this letter.

51025

500

Fee

127 Marion Rd



Town Of Wareham Assessors Office

Request for Abutters List

Contact Information

Ben Tomkins

Phone 716-864-0047

Email bptomkins@gmail.com

Date of Request

10/24/2023

Property Information

Owners Name Alevizos Ames Trust Inc.

Property Location 127 Marion Rd, Wareham MA

Map/Lot 60/A1

Distance Required

Direct

100'

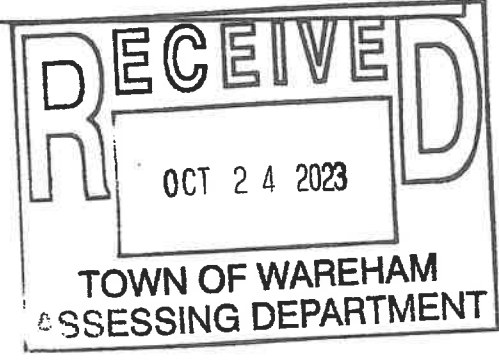
300' X

500'

Which Board are you appearing before?

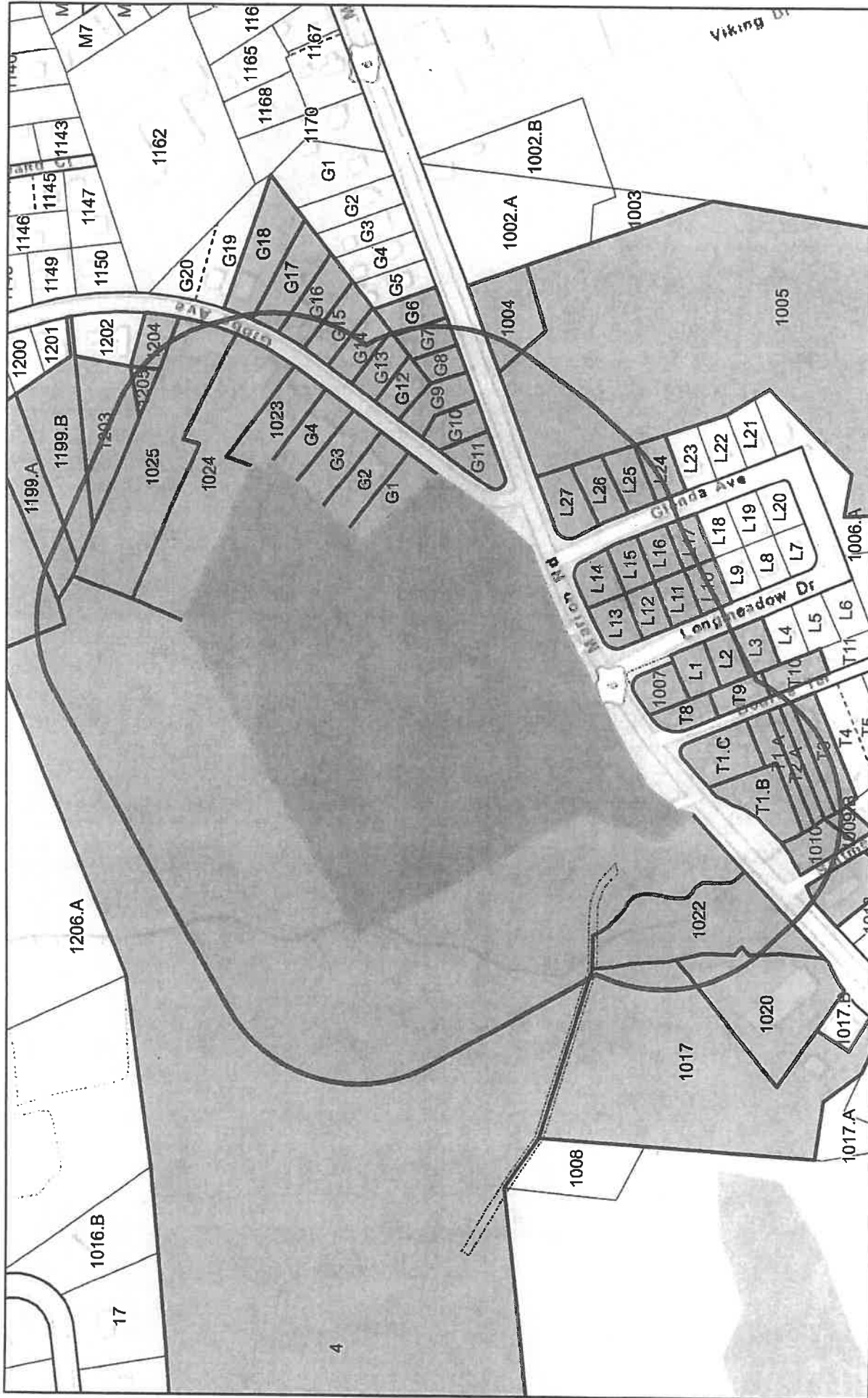
Zoning

PLEASE ALLOW 7-10 DAYS FOR PROCESSING



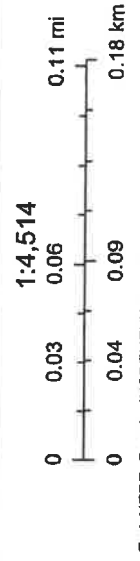
TOWN OF WAREHAM ABUTTERS						
MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE		
MAP 60 LOT A1						
OWNER ALEVIZOS AMES TRUST INC,						
48-0-1007	DIAS CHERYL M,	130 MARION RD,	WAREHAM, MA	02571		
48-0-1009.B	WHALEN CONSTANCE E	152 MARION RD	WAREHAM, MA	02571		
48-0-1011	MANSFIELD JANE M,	582 BLUE HILL AVE,	MILTON, MA	02186		
48-0-L1	GALE TIMOTHY J	1 LONGMEADOW DR,	WAREHAM, MA	02571		
48-0-L10	HASKELL RUTH F, HASKELL PAULINE M	6 LONGMEADOW DR,	WAREHAM, MA	02571		
48-0-L11	HILL JANET,	4 LONGMEADOW DR,	WAREHAM, MA	02571		
48-0-L12	SCIBILIA ALEXANDER + RAECHEL, PECKHAM MARY R + GREGORY	2 LONGMEADOW DR,	WAREHAM, MA	02571		
48-0-L13	MUSCHETTE JOHN A, MUSCHETTE MARIE L	390 LYNNFIELD ST,	LYNN, MA	01904		
48-0-L14	KNIGHT DANIEL T, KNIGHT MARJORIE A	122 MARION RD,	WAREHAM, MA	02571		
48-0-L15	BRONK TIMOTHY A,	5 GLENDA AVE,	WAREHAM, MA	02571		
48-0-L16	BRONK THOMAS S, TRUSTEE, BCT REVOCABLE TRUST	5 GLENDA AVE,	WAREHAM, MA	02571		
48-0-L2	DAY NATHAN A,	3 LONGMEADOW DR,	WAREHAM, MA	02571		
48-0-L24	YOUNG CHARLES H JR, YOUNG SUZANNE E	8 GLENDA AVE,	WAREHAM, MA	02571		
48-0-L25	ZINE JAMES M SR, ZINE ANNIMARIE	6 GLENDA AVE,	WAREHAM, MA	02571		
48-0-L26	BLACK LAURIE S,	4 GLENDA AVE,	WAREHAM, MA	02571		
48-0-L27	WHITNEY CASSIE E, ROSE RORY A JR	2 GLENDA AVE,	WAREHAM, MA	02571		
48-0-L3	JONES MALCOMN, HOLBROOK SYDNEY E	5 LONGMEADOW DR	WAREHAM, MA	02571		
48-0-T1.A	DENEALT TRACY L,	1 BOURNE TER,	WAREHAM, MA	02571		
48-0-T1.B	HOLLIS RICHARD M, HOLLIS CHERYL L	140 MARION RD,	WAREHAM, MA	02571		
48-0-T1.C	TABER HAZEL E,	136 MARION RD,	WAREHAM, MA	02571		
48-0-T10	GABRIEL-CARD JUDY B,	4 BOURNE TER,	WAREHAM, MA	02571		
48-0-T2.B	PECHEY MELISSA A,	3 BOURNE TER,	WAREHAM, MA	02571		
48-0-T8	PHILLIPS ERNEST,	134 MARION RD,	WAREHAM, MA	02571		
48-0-T9	SERGI DAVID R, SERGI TIFFANY M	47 MEADOW ST,	CARVER, MA	02330		
60-0-1017	MULLENS KATHLEEN A LIFE ESTATE	173 MARION RD,	WAREHAM, MA	02571		
60-0-1020	POWERS ANNE-MARIE TRUSTEE, OF ALTON L REALTY TRUST	164 TIFFANY RD,	NORWELL, MA	02061		
60-0-1023	ELLIS TERRY A, C/O TERRY ROBERGE	13 MORSE AVE,	WAREHAM, MA	02571		
60-0-1024	STJULIEN HENRY R, STJULIEN WENDY R	113 GIBBS AVE,	WAREHAM, MA	02571		
60-0-1025	ROUSTOM SIRRY A & CONSTANCE A, TR THE GOVERNOR'S REALTY TR	PO BOX 413,	MONUMENT BEACH, MA	02553		
60-0-4	NEXTSUN ENERGY LLC,	5821 FAIRVIEW RD STE 201	CHARLOTTE, CO	28209		

ArcGIS Web Map



10/24/2023, 3:29:36 PM

- Parcels with CAMA Data
- Parcel Lines
- Common Line
- Property Line
- Public Road
- Miscellaneous Lines
- MiscPolys
- Right of Way
- Wetland



Est. HERE, Garmin, INCREMENT P, NGA, USGS

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
ALEVIZOS AMES TRUST INC		1 Level	1 All Public	1 Paved	4 Bus. District	Description	Assessed
2 LAKE RD		Alt Prc'l ID	SUPPLEMENTAL DATA			Code	Appraised
WELLESLEY MA 02482		Total Ac 12.46	Plan # 3-2006			3230	3,046,200
		District S.C.E. UNQUAL	Assoc. Parcels			3230	798,300
		GIS ID M_264129_834647				3230	23,900
						3240	3,659,900
						3240	1,094,000
						3240	194,200
						Total	8,816,500

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ALEVIZOS AMES TRUST INC	46246	0159	11-05-2015	U	I	11,500,000	10	Year	Code	Assessed	Year	Code	Assessed
WAREHAM PLAZA LLC	39547	0302	01-14-2011	Q	I	8,800,000	00	2023	3230	3,046,200	2022	3230	3,046,200
WAREHAM PLAZA ASSOC LLC	20601	0002	09-26-2001	U	I	2,887,713	10	2023	3230	798,300	2022	3230	798,300
SUNAPEE LIMITED PARTNERSHIP	18786	0181	08-14-2000	U	I	0	1F	2023	3230	23,900	2022	3230	23,600
SUNAPEE LIMITED PARTNERSHIP	8766	0323	01-01-1901	U	I	1		2023	3240	3,659,900	2022	3240	3,659,900
Total								Total	8,816,500	8,816,500	Total	8,816,200	8,816,200

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
		0.00				

OTHER ASSESSMENTS		Code	Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD						
Nbhd	5000	B	Tracing			
NOTES						

APPRAISED VALUE SUMMARY		Value (Card)
Appraised Bldg.	Value (Card)	6,368,100
Appraised Xf (B) Value (Bldg)		338,000
Appraised Ob (B) Value (Bldg)		218,100
Appraised Land Value (Bldg)		1,892,300
Special Land Value		0
Total Appraised Parcel Value		8,816,500
Valuation Method		C

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
VISIT / CHANGE HISTORY										

LAND LINE VALUATION SECTION																			
B#	Use Cod	Description	Zone	D	Front	Depth	Land Units	Unit Price	I. Factor	S.A.	AcreD	CFact	St.Idx	Adj.	Notes	Special Pricing	S, AdjF	Adj Unit	Land Value
2	3240	SUPERMKT	SC	1	0	0	6.500 AC	168,300.0	1.00000	C	1.000	1.00	5000	1.00	SUPERMKT SIT	0	1.0000		1,094,000
Total Card Land Units											6.50 AC	Parcel Total Land Area		12.46	Total Land Value		1,094,000		

This signature acknowledges a visit by a Data Collector or Assessor

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
ALEVIZOS AMES TRUST INC		1 Level	1 All Public	1 Paved	4 Bus. District	Description	Assessed
2 LAKE RD		SUPPLEMENTAL DATA		Plan # 3-2006		Code	Assessed
WELLESLEY MA 02482		Total Ac 12.46	Assoc. Parcels	Assoc Pld#		3230	3,046,200
		District S.C.E. UNQUAL				3230	798,300
		GIS ID M_264129_834647				3230	23,900
						3240	3,659,900
						3240	1,094,000
						3240	194,200
						Total	8,816,500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ALEVIZOS AMES TRUST INC	46246	0159	11-05-2015	U	I	11,500,000	10	Year	Code	Assessed	Year	Code	Assessed
WAREHAM PLAZA LLC	39547	0302	01-14-2011	Q	I	8,800,000	00	2023	3230	3,046,200	2022	3230	3,046,200
WAREHAM PLAZA ASSOC LLC	20601	0002	09-26-2001	U	I	2,887,713	10	2023	3230	798,300	2021	3230	798,300
SUNAPEE LIMITED PARTNERSHIP	18786	0181	08-14-2000	U	I	0	1F	2023	3230	23,900	2021	3230	23,600
SUNAPEE LIMITED PARTNERSHIP	8766	0323	01-01-1901	U	I	1		2023	3240	3,659,900	2021	3240	3,659,900
Total								Total	8,816,500	8,816,500	Total	8,816,500	8,816,500

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
		0.00				

ASSESSING NEIGHBORHOOD		Code	Description	Number	Amount	Comm Int
Nbhd	Nbhd Name	B	Tracing			
5000						

OTHER ASSESSMENTS		Code	Description	Number	Amount	Comm Int
Year	Code					

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					

LAND LINE VALUATION SECTION																				
B#	Use Cod	Description	Zone	D	Front	Depth	Land Units	Unit Price	I. Factor	S.A.	AcreD	CFact	St.Idx	Adj.	Notes	Special Pricing	S, AdjF	Adj Unit	Land Value	
3	3230	PLAZA	SC	1	0	0	1.250 AC	168,300.0	1.00000	C	1.000	1.00	5000	1.00	RITE AID SITE	0	1.0000		210,400	
Total Card Land Units													1.25	AC	Parcel Total Land Area		12.46	Total Land Value		210,400

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	6,366,100
Appraised Xf (B) Value (Bldg)	338,000
Appraised Ob (B) Value (Bldg)	218,100
Appraised Land Value (Bldg)	1,892,300
Special Land Value	0
Total Appraised Parcel Value	8,816,500
Valuation Method	C

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result

VISION

WAREHAM, MA

925

This signature acknowledges a visit by a Data Collector or Assessor

