

## 655 OLD BAPTIST RD

**Location** 655 OLD BAPTIST RD

**Plat and Lot (MBLU)** 130/ 003/ //

**Owner** KINGS CROSSING INC

**Assessment** \$950,100

**Appraisal** \$950,100

**PID** 7259

**Building Count** 2

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$434,600	\$515,500	\$950,100

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$434,600	\$515,500	\$950,100

### Owner of Record

**Owner** KINGS CROSSING INC

**Sale Price** \$550,000

**Co-Owner**

**Certificate**

**Address** 655 OLD BAPTIST RD  
N KINGSTOWN, RI 02852

**Book & Page** 2815/0261

**Sale Date** 03/21/2014

**Instrument** 00

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KINGS CROSSING INC	\$550,000		2815/0261	00	03/21/2014
GIUSTI, JOHN B	\$325,000		0341/0021	00	02/29/1980
WOODLAND GOLF & COUNTRY CLUB INC	\$0		0229/0172	99	06/02/1971
MANSOLILLO, DONATO	\$0		0158/0045	99	10/05/1960
A CARDI REALTY CO INC	\$0		0101/0021	99	04/11/1952

### Building Information

#### Building 1 : Section 1

**Year Built:** 1965

Living Area: 2,686

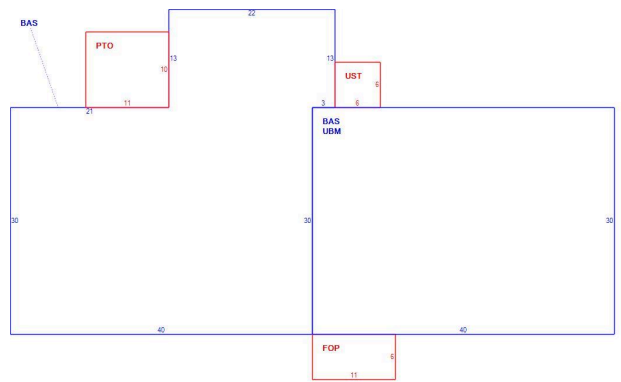
Building Attributes	
Field	Description
Style:	Country Club
Model	Commercial
Grade	Low Cost
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Plaste
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Inlaid Sht Gds
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	LG BUSNSS M94
Total Rooms	
Total Bedrms	00
Total Baths	4
1st Floor Use:	3333
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

### Building Photo



(<https://images.vgsi.com/photos/NorthKingstownRIPhotos/\00\00\57\23.jpg>)

### Building Layout



(ParcelSketch.ashx?pid=7259&bid=7573)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,686	2,686
FOP	Frame Open Porch	66	0
PTO	Patio	110	0
UBM	Basement, Unfinished	1,200	0
UST	Utility, Storage, Unfinished	36	0
		4,098	2,686

### Building 2 : Section 1

Year Built: 1965

Living Area: 960

Building Attributes : Bldg 2 of 2	
Field	Description
Style:	Garage
Model	SvcGar/Gar
Grade	Low Cost

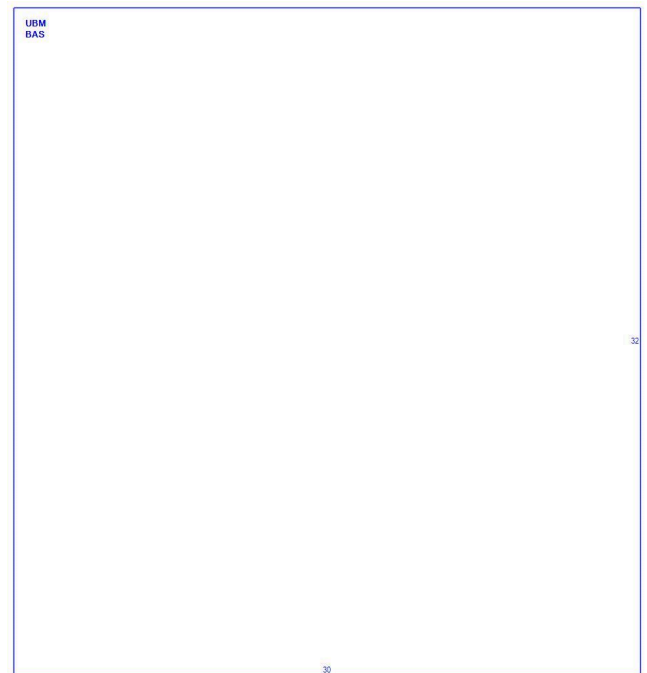
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood on Sheath
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	None
Heating Type	None
AC Type	None
Struct Class	
Bldg Use	LG BUSNSS M95
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	333S
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	NONE
Ceiling/Wall	NONE
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

### Building Photo



(<https://images.vgsi.com/photos/NorthKingstownRIPhotos/\00\00\98\95.jpg>)

### Building Layout



(ParcelSketch.ashx?pid=7259&bid=7574)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	960	960
UBM	Basement, Unfinished	960	0
		1,920	960

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
OHD	OVERHEAD DOOR	2.00 S.F	\$0	2

**Land****Land Use**

**Use Code** 3333  
**Description** LG BUSNSS M94  
**Zone** RROS  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 46.69  
**Depth** 0  
**Assessed Value** \$515,500  
**Appraised Value** \$515,500

**Outbuildings**

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
TCT	TENNIS CRT			7200.00 S.F.	\$5,400	1
SHD1	SHED FRAME			168.00 S.F.	\$700	1
GOLF	GOLF HOLES			9.00 UNITS	\$146,300	1
PAV1	PAVING-ASPHALT			5000.00 S.F.	\$7,500	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$373,400	\$427,800	\$801,200
2023	\$373,400	\$427,800	\$801,200
2022	\$373,400	\$427,800	\$801,200

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$373,400	\$427,800	\$801,200
2023	\$373,400	\$427,800	\$801,200
2022	\$373,400	\$427,800	\$801,200