

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
OSBORNS COUNTRY STORE RLTY T GREGORY DAVID T & SANDERS GR PO BOX 1777 DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code			Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	COMMERC.	3250			289,100	289,100			
		SUPPLEMENTAL DATA		COM LAND		3250	357,200	357,200								
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 3810 Total Acres 1.94 Chapter La GIS ID F_857997_2842398		Cyclical Exemption W District Res Exem		10	COMMERC.	3250	70,100	70,100								
		Total		716,400	716,400											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OSBORNS COUNTRY STORE RLTY TRUST		5489 0471	10-25-1983	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	3250	266,200	2022	3250	266,200	2021	3250	173,900
									3250	373,200		3250	373,200		3250	267,400
									3250	46,300		3250	46,300		3250	46,300
		Total		685,700		Total		685,700		Total		487,600				
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)	254,700			
1070											Appraised Xf (B) Value (Bldg)	34,400				
										Appraised Ob (B) Value (Bldg)	70,100					
										Appraised Land Value (Bldg)	357,200					
										Special Land Value	0					
										Total Appraised Parcel Value	716,400					
										Valuation Method	C					
										Total Appraised Parcel Value	716,400					
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result	
20000335	08-28-2000	MN	Maintenance	6,000		100		STRIP AND REROOF		05-22-2014	DG			00	Measure & Listed	
										04-12-2013	VGS			20	Field Review	
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
1	3250	Small Retail	NB	Primary	43,560 SF	9.87	1.00000	C	1.00	1070	1.000			0	9.87	322,400
1	3250	Small Retail	NB	Residual	0.940 AC	37,026.00	1.00000	C	1.00	1070	1.000			0	0.85	34,800
Total Card Land Units					1.94 AC	Parcel Total Land Area: 1.94					Total Land Value					357,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	02	Below Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	02	Wall Board			
Interior Wall 2					
Interior Floor 1	05	Vinyl	RCN		380,190
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1957
Heating Type	04	Forced Air-Duc	Effective Year Built		1988
AC Type	03	Central	Depreciation Code		A
Use Type	2	Retail	Remodel Rating		
Bldg Use	3330	Gas Mart	Year Remodeled		
Total Rooms	0		Depreciation %		33
Total Baths	0		Functional Obsol		
SF Finish Bsmt			External Obsol		
Lighting	03	Average	Trend Factor		1.000
Class	C	Class C	Condition		
Heat/AC	00	None	Condition %		
Pct Heated	0		Percent Good		67
Baths/Plumbing	02	Average	Cns Sect Rcnld		254,700
Ceiling/Wall	05	Sus-Ceil & WI	Dep % Ovr		
Rooms/Prtns	02	Average	Dep Ovr Comment		
Wall Height	9.00		Misc Imp Ovr		
Base Floor	0.00		Misc Imp Ovr Comment		
1st Floor Use			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
CLR1	Cooler	B	210	136.00	1983		67		0.00	19,100
CLR1	Cooler	B	168	136.00	1983		67		0.00	15,300
PAV1	Paving - Asphal	L	10,000	4.00	1980	P	35	C	1.00	14,000
TNK1	TANK-UNDER	L	6,020	4.00	1980	F	55	C	1.00	13,200
TNK1	TANK-UNDER	L	6,020	4.00	1980	F	55	C	1.00	13,200
LT3	Lights - Incnd	L	1	620.00	1980	A	70	C	1.00	400
PMP2	DOUBLE HOS	L	2	20900.00	2014	A	70	C	1.00	29,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,516	3,516	3,516	106.02	372,768	
CAN	Canopy	0	120	12	10.60	1,272	
FOP	Open Porch	0	385	58	15.97	6,149	
Ttl Gross Liv / Lease Area		3,516	4,021	3,586		380,189	

