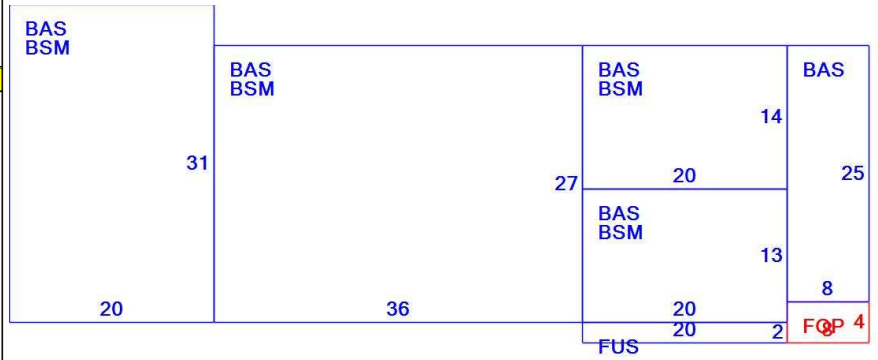


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
MAIORANO CHRISTINE TRUST 14 JACLYN LN KINGSTON MA 02364		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed					
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1400		357,800	357,800					
				0	Heavy			RES LAND	1400		358,400	358,400					
SUPPLEMENTAL DATA								RESIDNTL	1400		1,200	1,200					
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 2372 Total Acres 1.158 Chapter La GIS ID F_863857_2833046				Cyclical Exemption W District Res Exem Assoc Pid#		2		Total		717,400	717,400						
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MAIORANO CHRISTINE TRUST			8646 0313	08-15-1988	Q	I	143,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	1400	327,400	2022	1400	327,400	2021	1400	309,700
										1400	445,000		1400	366,800		1400	256,000
										1400	800		1400	800		1400	800
									Total		773,200	Total		695,000	Total		566,500
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										APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name		B		Tracing		Batch			Appraised Bldg. Value (Card)				357,800			
0050										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				1,200			
										Appraised Land Value (Bldg)				358,400			
										Special Land Value				0			
										Total Appraised Parcel Value				717,400			
										Valuation Method				C			
										Total Appraised Parcel Value				717,400			
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		
165	05-30-2008	AD	Addition	58,000		100		8X24 1STY/6X8 CPORCH		04-12-2013	VGS			20	Field Review		
100	08-22-2005	MS	Miscellaneous	5,000		100		5X6 OPEN ROOF		07-15-2009	KP		1	00	Measure & Listed		
468	11-15-2001	AD	Addition	36,000	08-19-2003	100		20X30 CLASSROOM AD									
13844	10-06-1995	AD	Addition	28,000	08-15-1997	100		20X28 SINGLE ST ADD									
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	140C	Child Care	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	1070	1.000			0		8.75	350,000
1	140C	Child Care	RC	Residual	0.240	AC 35,000.00	1.00000	5	1.00	1070	1.000			0		0.80	8,400
Total Card Land Units					1.16	AC	Parcel Total Land Area: 1.16					Total Land Value					358,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	68	Res Typ Comm			
Model	94	Commercial			
Grade	03	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	00	Typical			
Interior Wall 2					
Interior Floor 1	08	Average			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type	5	School			
Bldg Use	140C	Child Care			
Total Rooms	4				
Total Baths	1.5				
SF Finish Bsmt	1232				
Lighting	03	Average			
Class	C	Class C			
Heat/AC	03	Average			
Pct Heated	100				
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	8.00				
Base Floor	1.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
140C	Child Care	100
		0
		0

COST / MARKET VALUATION	
RCN	511,160
Year Built	1966
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	70
Cns Sect Rcnd	357,800
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
SHD1	Shed	L	80	21.00	1980	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,332	2,332	2,332	155.99	363,769	
BSM	Basement	0	2,132	426	31.17	66,452	
FOP	Open Porch	0	32	5	24.37	780	
FUS	Finished Upper Story	40	40	40	155.99	6,240	
Ttl Gross Liv / Lease Area		2,372	4,536	2,803		437,241	



38 KINGS TOWN WAY

