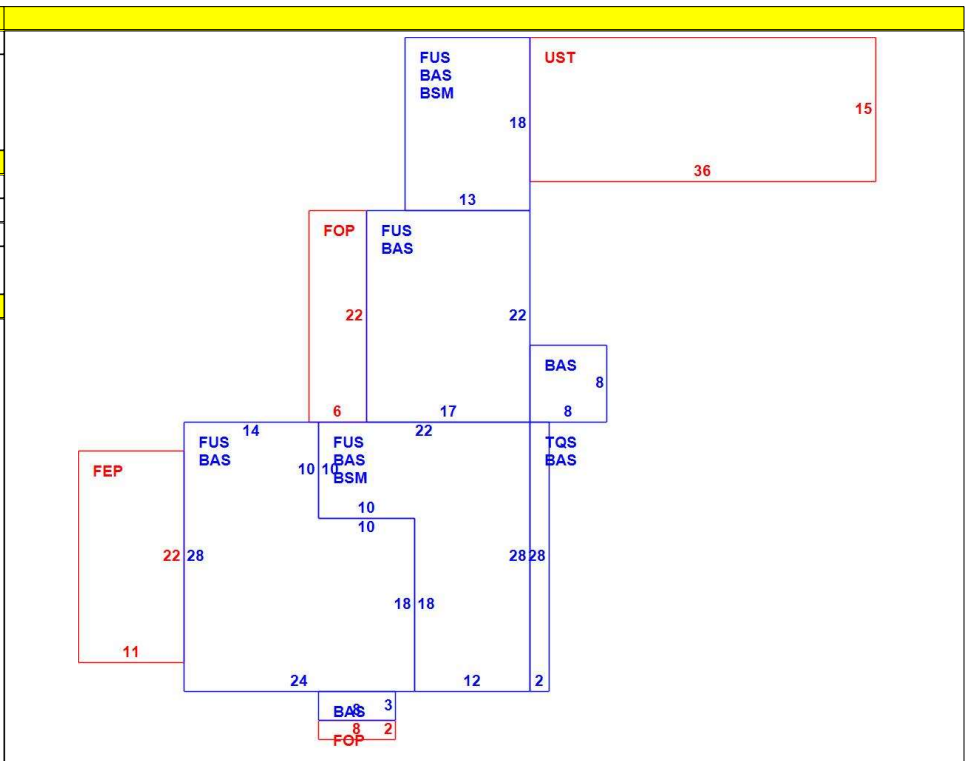


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA																			
HISTORIC ONEIL FARM INC				0 Water		0 Arterial		0 Average		Description		Code				Appraised		Assessed															
PO BOX 2755				0 No Sewer		0 Paved		0 Average		BLDG		9510		591,300		591,300																	
						0 Heavy				LAND		9510		2,160,800		2,160,800																	
DUXBURY MA 02331										OB		9510		69,700		69,700																	
SUPPLEMENTAL DATA																																	
		Alt Prcl ID		Cyclical		2																											
		Scnd Home		Exemption		W																											
		Tax Class		E		District		Res Exem																									
		Tot Fin Area		10200																													
		Total Acres		75.438																													
		Chapter Lan																															
		GIS ID		F_861072_2836092		Assoc Pid#																											
										Total		2,821,800		2,821,800																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
HISTORIC ONEIL FARM INC				31995 0205		12-29-2005		U I		1 1				Year		Code		Assessed V		Year		Code		Assessed									
WILDLANDS TRUST OF SE MA INC				30007 0233		02-16-2005		U I		1,900,000		1		2023		9510		555,800		2022		9510		519,500									
																9510		2,241,900		2021		9510		1,637,000									
																9510		49,100				9510		49,100									
										Total		2,846,800		Total		2,295,300		Total		2,149,500													
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																																	
Nbhd		Nbhd Name		B		Tracing		Batch																									
0050																																	
NOTES																																	
8/2018-RECHECK 2019-ALL BLDGS IN-TACT																																	
7/11/2019 - No demo work has been done.																																	
02/19/2020-No Demo Work done.																																	
9/27/23-Owner stated that this building would betaken down within a few months.																																	
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					
2018-197		05-23-2018		DM		Demolish		14,500				0				DM STRUCTURE & FOUNDATI		02-19-2020		SJT		5				20		Field Review					
2013-259		10-09-2013		NC		New Construct		25,000				100				EXC/BUILD A 50 X 80 CONC ST		07-12-2019		SJT		5				20		Field Review					
32		05-04-2007		MS		Miscellaneous		2,500				100				ROOF - 20X50		08-13-2018		JLF		5				30		Quality Control					
599		12-07-2004		NC		New Construct		180,000				100				METAL 50X100 STORAGE BLD		05-27-2014		DG						02		Callback - No Entry					
567		11-19-2004		AD		Addition		20,000				100				50X100 FARM STOR BLD FOU		04-12-2013		VGS						20		Field Review					
																		10-11-2012		KP		6				30		Quality Control					
																		10-17-2002		K+B		1		00		Measure & Listed							
LAND LINE VALUATION SECTION																																	
B		Use Code		Description		Zone		Land Type		Land Units		Unit Price		Size Adj		Site Index		Cond.		Nbhd.		Nbhd. Adj		Notes		Location Adjustment		Adj Unit P		Land Value			
1		951R		Other		PD		Primary		40,000 SF		8.75		1.00000		5		1.00		0050		1.000						1.0000		8.75		350,000	
1		951R		Other		RC		Secondary		6.427 AC		190,590.00		1.00000		0		1.00		0050		1.000						1.0000		4.38		1,225,000	
1		951R		Other		PD		Residual		68.093 AC		35,000.00		0.24576		5		1.00		0050		1.000						1.0000		0.20		585,800	
Total Card Land Units										75.44		AC		Parcel Total Land Area				75.44		Total Land Value				2,160,800									

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	670	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt			Factor%
Interior Wall 1	03	Plaster	Condo Flr		
Interior Wall 2			Condo Unit		
COST / MARKET VALUATION					
Interior Floor 1	09	Pine/Soft Wood			672,908
Interior Floor 2			Net Other Adj		7,250
Heat Fuel	02	Oil	Replace Cost		680,159
Heat Type	05	Hot Water	Year Built		1720
AC Type	01	None	Effective Year Built		1973
Bedrooms	5		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		48
Total Rooms	10		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		52
Gas Fireplaces	0		Cns Sect Rcnd		353,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	670		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	% Gd	Grade	Grade Adj.	Appr. Value
BRN1	Barn - 1 Story	L	4,614	39.00	1950	F	55	D	0.50	49,500
SHD1	Shed	L	140	21.00	1980	A	70	C	1.00	2,100
SHD1	Shed	L	120	21.00	1980	A	70	C	1.00	1,800
SHD1	Shed	L	120	21.00	1980	A	70	C	1.00	1,800
SHD1	Shed	L	240	21.00	1980	A	70	C	1.00	3,500
SHD1	Shed	L	750	21.00	1980	A	70	C	1.00	11,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,760	1,760	1,760	172.19	303,050	
BSM	Basement	0	670	134	34.44	23,073	
FEP	Finished Enclosed Porch	0	242	145	103.17	24,967	
FOP	Open Porch	0	148	22	25.60	3,788	
FUS	Finished Upper Story	1,616	1,616	1,616	172.19	278,255	
TQS	Three Quarter Story	42	56	42	129.14	7,232	
UST	Unfinished Utility Area	0	540	189	60.27	32,543	
Ttl Gross Liv / Lease Area		3,418	5,032	3,908		672,908	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
HISTORIC ONEIL FARM INC PO BOX 2755 DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code			Assessed	Assessed			
		0	No Sewer	0	Paved	0	Average	BLDG	9510			591,300	591,300			
		0		0	Heavy			LAND	9510			2,160,800	2,160,800			
SUPPLEMENTAL DATA						OB	9510	69,700	69,700							
Alt Prcl ID		Scnd Hom		Cyclical Exemption		2										
Tax Class		E		District		W										
Tot Fin Are		10200		Res Exem												
Total Acres		75.438		Assoc Pid#												
Chapter La																
GIS ID		F_861072_2836092						Total		2,821,800	2,821,800					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HISTORIC ONEIL FARM INC		31995 0205	12-29-2005	U	I	1	1N	Year	Code	Assessed	Year	Code	Assessed			
WILDLANDS TRUST OF SE MA INC		30007 0233	02-16-2005	U	I	1,900,000	1N	2023	9510	555,800	2022	9510	519,500			
									9510	2,241,900		9510	1,726,700			
									9510	49,100		9510	49,100			
								Total		2,846,800	Total		2,295,300			
								Total			Total		2,149,500			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0050																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY							
									Date	Id	Type	Is	Cd	Purpose/Result		
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	
2	951C	Commercial Oth			SF	0.00	1.00000	5	1.00	0050	1.000		0	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area:					75.44	Total Land Value			2,160,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	48	Warehouse			
Model	94	Commercial			
Grade	03	Average			
Stories	10				
Occupancy	1.00				
Exterior Wall 1	27	Pre-Finsh Metl			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concrete	RCN		234,600
Interior Floor 2					
Heating Fuel	01	Wood/Coal/None	Year Built		2007
Heating Type	01	None	Effective Year Built		2007
AC Type	01	None	Depreciation Code		A
Use Type			Remodel Rating		
Bldg Use	951C	Commercial Other	Year Remodeled		
Total Rooms			Depreciation %		14
Total Baths			Functional Obsol		
SF Finish Bsmt			External Obsol		
Lighting Class			Trend Factor		1.000
Heat/AC			Condition		
Pct Heated			Condition %		
Baths/Plumbing	00	None	Percent Good		86
Ceiling/Wall	00	None	Cns Sect Rcnd		201,800
Rooms/Prtns			Dep % Ovr		
Wall Height	14.00		Dep Ovr Comment		
Base Floor			Misc Imp Ovr		
1st Floor Use			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	5,000	5,000	5,000	46.92	234,600	
Ttl Gross Liv / Lease Area		5,000	5,000	5,000		234,600	

BAS

100

50

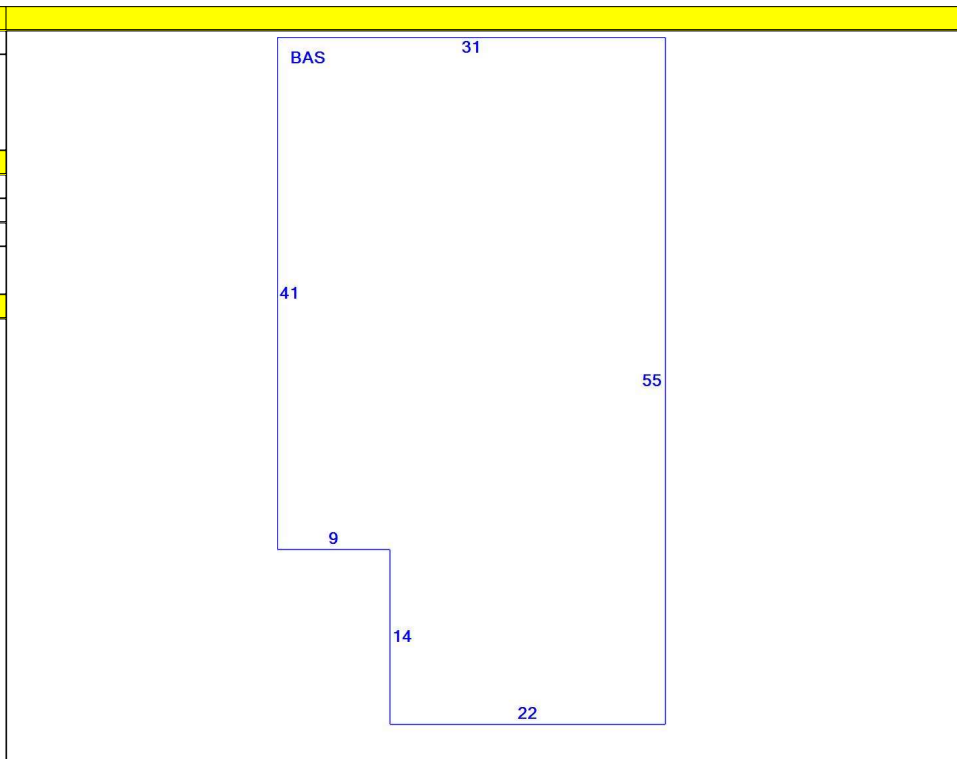


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
HISTORIC ONEIL FARM INC PO BOX 2755 DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description		Code	Assessed	Assessed	BLDG 9510 591,300 LAND 9510 2,160,800 OB 9510 69,700 Total 2,821,800 2,821,800						
		0	No Sewer	0	Paved	0	Average												
				0	Heavy														
SUPPLEMENTAL DATA																			
Alt Prcl ID Scnd Home Tax Class E Tot Fin Area 10200 Total Acres 75.438 Chapter Lan GIS ID F_861072_2836092				Cyclical 2 Exemption W District Res Exem Assoc Pid#															
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
HISTORIC ONEIL FARM INC		31995	0205	12-29-2005		U	I	1		1									
WILDLANDS TRUST OF SE MA INC		30007	0233	02-16-2005		U	I	1,900,000		1	Year	Code	Assessed	Year	Code	Assessed			
											2023	9510	555,800	2022	9510	519,500			
												9510	2,241,900		9510	1,726,700			
												9510	49,100		9510	49,100			
											Total		2,846,800	Total		2,295,300	Total		2,149,500
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											
0050																			
NOTES										Appraised Bldg. Value (Card) 591,300									
APPEARS TO BE GROUNDS HOUSE-EST ON INT										Appraised Xf (B) Value (Bldg) 0									
										Appraised Ob (B) Value (Bldg) 69,700									
										Appraised Land Value (Bldg) 2,160,800									
										Special Land Value 0									
										Total Appraised Parcel Value 2,821,800									
										Valuation Method C									
										Total Appraised Parcel Value 2,821,800									
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				
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment	Adj Unit P	Land Value			
3	951R	Other			SF	0.00	1.00000	5	1.00	0050	1.000			0.0000	0.00	0			
Total Card Land Units					0.00	AC	Parcel Total Land Area			75.44	Total Land Value					0			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Camp	Bsmt Area		
Model	01	Residential	Bsmt Type		
Grade	03	Average	Unfin Area		
Stories	10				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	07	Pine/Wood			
Interior Wall 2					
Interior Floor 1	04	Concr Abv Grad			
Interior Floor 2					
Heat Fuel	01	Wood/Coal/None			
Heat Type	01	None			
AC Type	01	None			
Bedrooms	2				
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4				
Bath Style	01	Old Style			
Kitchen Style	01	Old Style			
Extra Kitchens					
Fireplaces					
Extra Openings					
Gas Fireplaces					
Sq Ft Fin Bsmt					
FBM Quality					
Foundation					
Bsmt Garage					
Bsmt Area					

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
	63,871
Net Other Adj	5,000
Replace Cost	68,871
Year Built	1900
Effective Year Built	1973
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	48
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	52
Cns Sect Rcnld	35,800
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	% Gd	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	1,579	1,579	1,579	40.45	63,871	
Ttl Gross Liv / Lease Area		1,579	1,579	1,579		63,871	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION								
HISTORIC ONEIL FARM INC PO BOX 2755 DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	BLDG	9510		591,300	591,300						
		0		0	Heavy			LAND	9510		2,160,800	2,160,800						
SUPPLEMENTAL DATA						OB	9510	69,700	69,700									
Alt Prcl ID Scnd Hom Tax Class E Tot Fin Are 10200 Total Acres 75.438 Chapter La GIS ID F_861072_2836092				Cyclical Exemption W District Res Exem Assoc Pid#		2		Total		2,821,800	2,821,800							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
HISTORIC ONEIL FARM INC		31995 0205	12-29-2005	U	I	1	1N	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
WILDLANDS TRUST OF SE MA INC		30007 0233	02-16-2005	U	I	1,900,000	1N	2023	9510	555,800	2022	9510	519,500	2021	9510	463,400		
									9510	2,241,900		9510	1,726,700		9510	1,637,000		
									9510	49,100		9510	49,100		9510	49,100		
								Total		2,846,800	Total		2,295,300	Total		2,149,500		
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)						591,300		
0050										Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						69,700		
										Appraised Land Value (Bldg)						2,160,800		
										Special Land Value						0		
										Total Appraised Parcel Value						2,821,800		
										Valuation Method						C		
										Total Appraised Parcel Value						2,821,800		
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			
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	
3	951R	Other			SF	0.00	1.00000	5	1.00	0050	1.000			0		0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area:					75.44	Total Land Value					2,160,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Camp	Bsmt Area		
Model	01	Residential	Bsmt Type		
Grade	03	Average	Unfin Area		
Stories	10				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	07	Pine/Wood			
Interior Wall 2					
Interior Floor 1	04	Concr Abv Grad	RCN		68,871
Interior Floor 2					
Heat Fuel	01	Wood/Coal/None	Year Built		1900
Heat Type	01	None	Effective Year Built		1973
AC Type	01	None	Depreciation Code		F
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		48
Extra Fixtures			Functional Obsol		
Total Rooms	4		External Obsol		
Bath Style	01	Old Style	Trend Factor		1.000
Kitchen Style	01	Old Style	Condition		
Extra Kitchens			Condition %		
Fireplaces			Percent Good		52
Extra Openings			Cns Sect Rcnd		35,800
Gas Fireplaces			Dep % Ovr		
Sq Ft Fin Bsmt			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation			Misc Imp Ovr Comment		
Bsmt Garage			Cost to Cure Ovr		
Bsmt Area			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	1,579	1,579	1,579	40.45	63,871	
Ttl Gross Liv / Lease Area		1,579	1,579	1,579		63,871	

