

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FIRST BAPTIST CHURCH			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
2 TREMONT ST			0 No Sewer	0 Paved	0 Average	BLDG	9600	5,642,300	5,642,300	
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Heavy	LAND	9600	1,457,800	1,457,800	
Alt Prcl ID Scnd Hom Tax Class E Tot Fin Are 24388 Total Acres 2.52 Chapter La GIS ID F_866601_2831330		Cyclical Exemption W District Res Exem			5	OB	9600	172,100	172,100	
						Total		7,272,200	7,272,200	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FIRST BAPTIST CHURCH		3339 0487	01-01-2001	U	I	0	1N	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	9600	4,921,600	2022	9600	4,902,000	2021	9600	4,645,800
									9600	1,115,300		9600	923,100		9600	769,300
									9600	107,800		9600	107,800		9600	107,800
								Total		6,144,700	Total		5,932,900	Total		5,522,900

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)						5,642,300		
0070										Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						172,100		
										Appraised Land Value (Bldg)						1,457,800		
										Special Land Value						0		
										Total Appraised Parcel Value						7,272,200		
										Valuation Method						C		
										Total Appraised Parcel Value						7,272,200		

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
2016-38	03-10-2016	MN	Maintenance	10,069		100		REPLACE 26 WINDOWS		05-06-2014	DG			00	Measure & Listed
2013-99	06-10-2013	MN	Maintenance	21,500		100		STRIP & REROOF 53'		04-12-2013	VGS			20	Field Review
2012-16	10-02-2012	BP	Bldg Permit			100		CONSTRUCT 12X16 UTIL BLDG		10-09-2007	BSB		2	07	Measure - Info @ Door
265	12-08-2010	RM	Remodel	1,500	09-23-2011	100		2 WALLSCREATEOFFICES							
96	08-17-2007	MN	Maintenance	32,675		100		REROOF							
20010323	08-14-2001	NC	New Construct	14,000		100		15X19 OFFICE ADDITIN							
13770	08-02-1995	NC	New Construct	1,400,000		100		RENOVATE & ADDITIONS							

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	9600	Church	NB	Primary	43,560	SF	8.75	1.00000	5	1.00	0070	1.389		0	30.38	1,323,500	
1	960R	Church	NB	Residual	1.520	AC	35,000.00	0.72631	5	1.00	0070	1.389		0	2.03	134,300	
Total Card Land Units					2.52	AC	Parcel Total Land Area: 2.52					Total Land Value					1,457,800

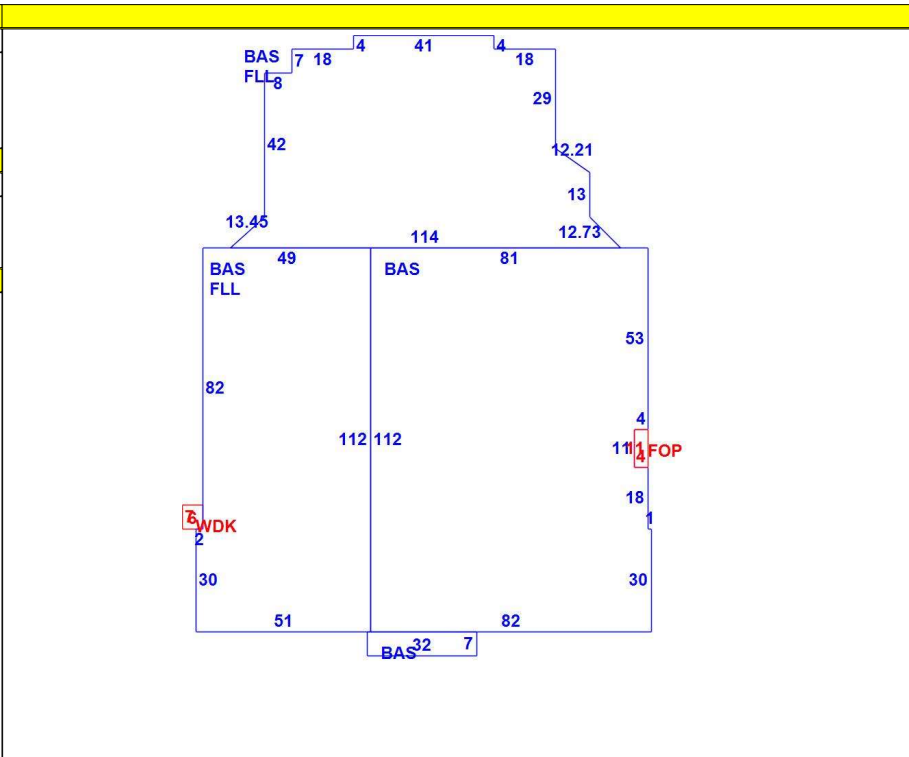
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	71	Churches			
Model	94	Commercial			
Grade	06	Good			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	05	Vinyl			
Heating Fuel	02	Oil			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Use Type					
Bldg Use	9600	Church			
Total Rooms	3				
Total Baths	2				
SF Finish Bsmt	0				
Lighting Class					
Heat/AC	01	Heat/Ac Pkgs			
Pct Heated					
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Average			
Rooms/Prtns	02	Average			
Wall Height	12.00				
Base Floor					
1st Floor Use					

MIXED USE		
Code	Description	Percentage
9600	Church	100
		0
		0

COST / MARKET VALUATION	
RCN	7,632,935
Year Built	1969
Effective Year Built	1993
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	72
Cns Sect Rcnld	5,495,700
Ceil & Walls	
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
PAV1	Paving - Asphal	L	58,428	4.00	1981	A	70	C	1.00	163,600
SHD1	Shed	L	96	21.00	2000	P	35	C	1.00	700
FN1	Fence - Chain	L	300	24.00	2014	A	70	C	1.00	5,000
SHD1	Shed	L	192	21.00	2014	A	70	C	1.00	2,800
SPR1	Sprinklers - Wet	B	0	5.40	1996		72		0.00	0

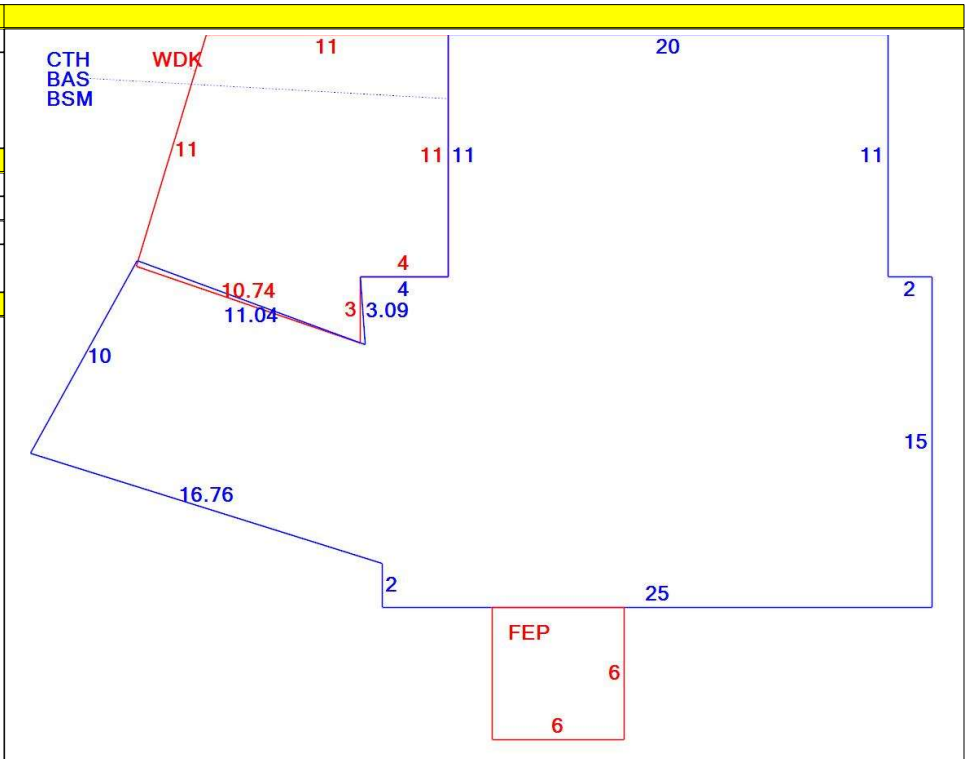
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	20,209	20,209	20,209	263.55	5,326,082	
FLL	Fin Lower Level	8,742	10,927	8,742	210.85	2,303,954	
FOP	Open Porch	0	44	7	41.93	1,845	
WDK	Deck	0	42	4	25.10	1,054	
Ttl Gross Liv / Lease Area		28,951	31,222	28,962		7,632,935	



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
FIRST BAPTIST CHURCH 2 TREMONT ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description		Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	BLDG	9600	5,642,300	5,642,300									
		0		0	Heavy			LAND	9600	1,457,800	1,457,800									
SUPPLEMENTAL DATA										OB	9600	172,100	172,100							
Alt Prcl ID Scnd Home Tax Class E Tot Fin Area 24388 Total Acres 2.52 Chapter Lan GIS ID F_866601_2831330				Cyclical 5 Exemption W District Res Exem Assoc Pid#						Total		7,272,200	7,272,200							
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
FIRST BAPTIST CHURCH			3339	0487	01-01-2001	U	I	0		1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
											2023	9600	4,921,600	2022	9600	4,902,000	2021	9600	4,645,800	
												9600	1,115,300		9600	923,100		9600	769,300	
												9600	107,800		9600	107,800		9600	107,800	
											Total		6,144,700	Total		5,932,900	Total		5,522,900	
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												APPRAISED VALUE SUMMARY								
Total				0.00								Appraised Bldg. Value (Card)						5,642,300		
												Appraised Xf (B) Value (Bldg)						0		
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												Appraised Land Value (Bldg)						1,457,800		
												Special Land Value						0		
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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			
2	960R	Church			0.000 AC	0.00	1.00000	0	1.00	0070	1.389				0.0000	0.00	0			
Total Card Land Units					0.00 AC	Parcel Total Land Area					2.52	Total Land Value					0			

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	772	
Model	01	Residential	Bsmt Type	00	N/A
Grade	03	Average	Unfin Area	0.00	
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		202,690
Interior Floor 2			Replace Cost		9,800
Heat Fuel	02	Oil	Year Built		212,489
Heat Type	05	Hot Water	Effective Year Built		1950
AC Type	01	None	Depreciation Code		1990
Bedrooms	0		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		31
Extra Fixtures	0		Functional Obsol		
Total Rooms	1		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		69
Extra Openings	0		Cns Sect Rcnld		146,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	192		Dep Ovr Comment		
FBM Quality	02	Low Quality	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	772		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	734	734	734	204.53	150,125
BSM	Basement	0	734	147	40.96	30,066
CTH	Cathedral Ceiling	0	734	73	20.34	14,931
FEP	Finished Enclosed Porch	0	36	22	124.99	4,500
WDK	Deck	0	152	15	20.18	3,068
Ttl Gross Liv / Lease Area		734	2,390	991		202,690

