

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
PIERCE MARIE F & JOHN T TT BONGI REALTY TRUST 414 KINGS TOWN WAY DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	0130	90,080	90,080	
				0	Heavy			RES LAND	0130	228,520	228,520	
SUPPLEMENTAL DATA												
Alt Prcl ID		Scnd Home LEASED		Cyclical 10				RESIDNTL	0130	97,960	97,960	
Tax Class T				Exemption W				COMMERC.	0310	831,720	831,720	
Tot Fin Area 12375				District				COM LAND	0310	426,680	426,680	
Total Acres 4.828				Res Exem				COMMERC.	0310	243,540	243,540	
Chapter Lan												
GIS ID F_862144_2838301				Assoc Pid#								
									Total	1,918,500	1,918,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PIERCE MARIE F & JOHN T TT		LCC	127831	11-30-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PIERCE JOHN T & MARIE TT		LCC	72608	12-31-1985	U	I	1	1	2023	0130	66,800	2022	0130	55,480	2021	0130	55,480
										0130	234,960		0130	234,960		0130	221,240
										0130	67,800		0130	67,800		0130	67,800
										0310	643,600		0310	647,120		0310	467,420
										0310	450,540		0310	450,540		0310	450,540
									Total	1,641,700	Total	1,633,900	Total	1,418,700			

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										
1070														
NOTES														
THIS HOUSE WAS MOVED TO A NEW FOUNDATION IN 2007 OB'S EMPTY, NOT USED														
					Appraised Bldg. Value (Card)					762,700				
					Appraised Xf (B) Value (Bldg)					159,100				
					Appraised Ob (B) Value (Bldg)					341,500				
					Appraised Land Value (Bldg)					655,200				
					Special Land Value					0				
					Total Appraised Parcel Value					1,918,500				
					Valuation Method					C				
					Total Appraised Parcel Value					1,918,500				

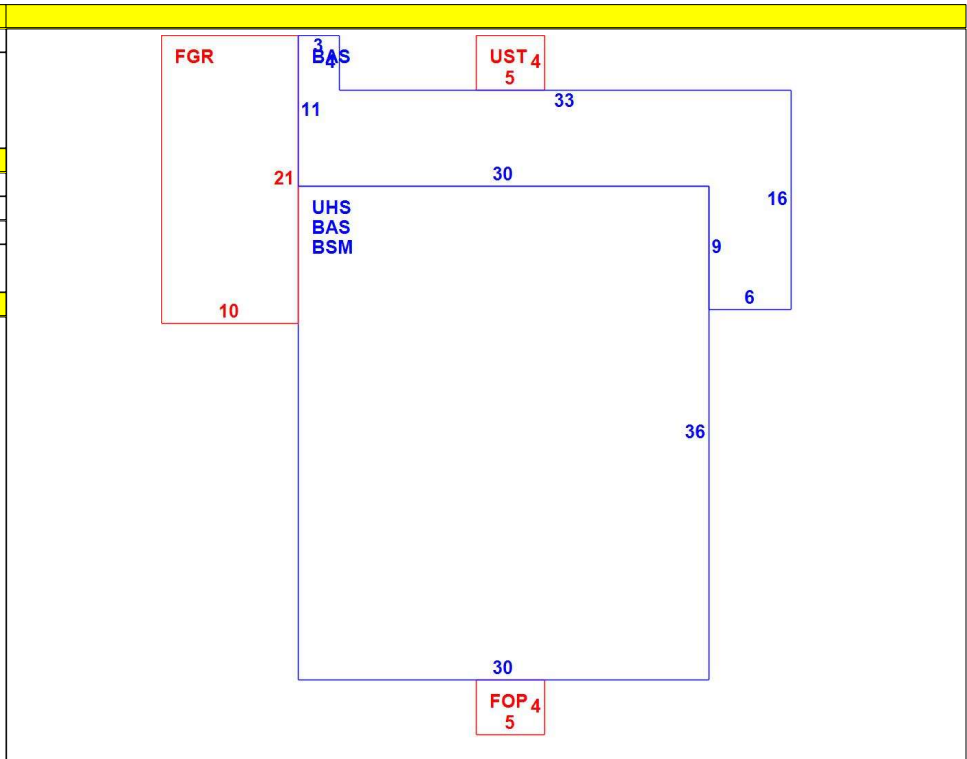
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
CPO-20-32	11-09-2020	CM	Commercial	11,000	05-12-2021	100		Install canopy on walkway	05-10-2018	SJD	6	1	20	Field Review	
2019-79	03-12-2019	BP	Bldg Permit	8,000	06-03-2019	100		INSTALL NEW SHEET METAL D	05-05-2014	DG			00	Measure & Listed	
2019-54	03-12-2019	MS	Miscellaneous	50,000	06-03-2019	100		REMOVE EXISTING COOLER/F	04-12-2013	VGS			20	Field Review	
2019-100	02-21-2019	RM	Remodel	158,400	06-03-2019	100		REMODEL EXISTING COMMERC	08-28-2007	D/K		1	00	Measure & Listed	
2018-347	04-12-2018	AD	Addition		06-03-2019	100		OP AS OF 3/12/19							
2018-128	04-12-2018	MN	Maintenance	9,000		100		CONSTRUCT 90' ELECTRIC UT							
2017-417	12-07-2017	MN	Maintenance	37,450		100		STRIP & REROOF							

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	031R	Comm w/Res	NB	Primary	46,300	SF	9.87	1.00000	C	1.00	1070	1.000	USE IS 60 % COMMERCIAL	E125	1.2500	9.87	571,300	
1	031R	Comm w/Res		Residual	3.730	AC	37,026.00	0.60727	C	1.00	1070	1.000			1.0000	0.52	83,900	
Total Card Land Units					4.79	AC	Parcel Total Land Area					4.79	Total Land Value					655,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1116	
Model	01	Residential	Bsmt Type	00	N/A
Grade	03	Average	Unfin Area	558.00	N/A
Stories	1.5				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1116				

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

COST / MARKET VALUATION	
Net Other Adj	8,000
Replace Cost	331,126
Year Built	1939
Effective Year Built	1989
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	32
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	68
Cns Sect Rcnld	225,200
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
BRN1	Barn - 1 Story	L	4,000	39.00	1965	F	55	D	0.50	42,900
FN1	Fence - Chain	L	5,670	24.00	1965	A	70	C	1.00	95,300
SLO1	Silo	L	4	5000.00	1980	F	55	C	1.00	11,000
PAV1	Paving - Asph	L	2,000	4.00	1980	A	70	C	1.00	5,600
BRN1	Barn - 1 Story	L	8,400	39.00	1965	F	55	D	0.50	90,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,398	1,398	1,398	163.36	228,377
BSM	Basement	0	1,080	216	32.67	35,286
FGR	Garage	0	210	84	65.34	13,722
FOP	Open Porch	0	20	3	24.50	490
UHS	Unfinished Half Story	0	1,080	270	40.84	44,107
UST	Unfinished Utility Area	0	20	7	57.18	1,144
Ttl Gross Liv / Lease Area		1,398	3,808	1,978		323,126



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
PIERCE MARIE F & JOHN T TT BONGI REALTY TRUST 414 KINGS TOWN WAY		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	0130	90,080	90,080
				0	Heavy			RES LAND	0130	228,520	228,520
SUPPLEMENTAL DATA											
DUXBURY MA 02332		Alt Prcl ID Scnd Hom LEASED Tax Class T Tot Fin Are 12375 Total Acres 4.828 Chapter La			Cyclical 10 Exemption W District Res Exem		RESIDNTL 0130 97,960 97,960 COMMERC. 0310 831,720 831,720 COM LAND 0310 426,680 426,680 COMMERC. 0310 243,540 243,540				
GIS ID F_862144_2838301		Assoc Pid#		Total		1,918,500		1,918,500			

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PIERCE MARIE F & JOHN T TT		LCC 12783	11-30-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
PIERCE JOHN T & MARIE TT		LCC 72608	12-31-1985	U	I	1	1N	2023	0130	66,800	2022	0130	55,480
									0130	234,960		0130	221,240
									0130	67,800		0130	67,800
									0310	643,600		0310	467,420
								Total	1,641,700		Total	1,633,900	
								Total			Total	1,418,700	

EXEMPTIONS				OTHER ASSESSMENTS				APPROAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 762,700				
								Appraised Xf (B) Value (Bldg) 159,100				
								Appraised Ob (B) Value (Bldg) 341,500				
								Appraised Land Value (Bldg) 655,200				
								Special Land Value 0				
								Total Appraised Parcel Value 1,918,500				
								Valuation Method C				
								Total Appraised Parcel Value 1,918,500				

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
1070			

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.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
2	0310	Pri Comm			0.000 AC	0.00	1.00000	0	1.00	1070	1.000		0	0.00	0
Total Card Land Units					0.00 AC	Parcel Total Land Area: 4.79					Total Land Value 655,200				

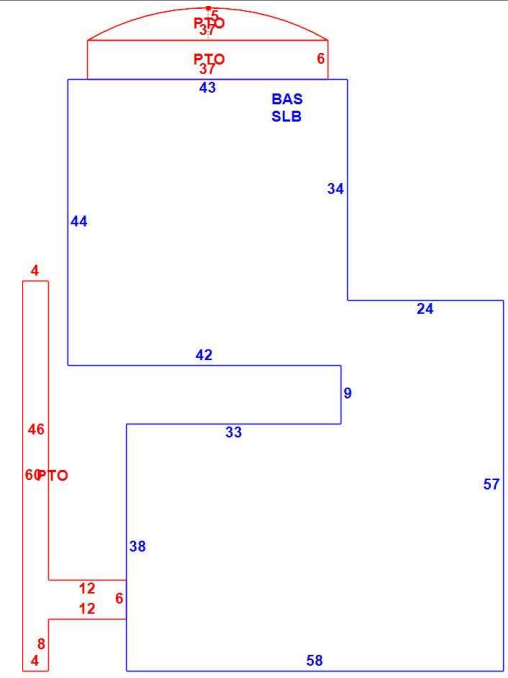
CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style	17	Store									
Model	94	Commercial									
Grade	03	Average									
Stories	1										
Occupancy	1.00										
Exterior Wall 1	27	Pre-Finsh Metl									
Exterior Wall 2	11	Clapboard									
Roof Structure	01	Flat									
Roof Cover	02	Rolled Compos									
Interior Wall 1	07	Pine/Wood									
Interior Wall 2											
Interior Floor 1	11	Ceramic									
Interior Floor 2											
Heating Fuel	03	Gas									
Heating Type	12	Space Heat									
AC Type	01	None									
Use Type	2	Retail									
Bldg Use	3250	Small Retail									
Total Rooms	3										
Total Baths	1										
SF Finish Bsmt											
Lighting	03	Average									
Class	D	Class D									
Heat/AC	03	Average									
Pct Heated	100										
Baths/Plumbing	02	Average									
Ceiling/Wall	05	Sus-Ceil & WI									
Rooms/Prtns	02	Average									
Wall Height	9.00										
Base Floor	1.00										
1st Floor Use	RETAIL/										

MIXED USE		
Code	Description	Percentage
0310	Pri Comm	100
		0
		0

COST / MARKET VALUATION		
RCN		586,011
Year Built		1960
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 Rcndld		421,900
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
CLR2	Freezer	B	1,020	175.00	2018		72		0.00	128,500
CLR1	Cooler	B	312	136.00	2018		72		0.00	30,600
SGN3	W/INT LIGHTS	L	1	140.00	2014	G	85	C	1.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,561	4,561	4,561	127.56	581,801	
PTO	Patio	0	659	33	6.39	4,209	
SLB	Slab	0	4,561	0	0.00	0	
Ttl Gross Liv / Lease Area		4,561	9,781	4,594		586,010	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
PIERCE MARIE F & JOHN T TT BONGI REALTY TRUST 414 KINGS TOWN WAY DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	0130	90,080	90,080
				0	Heavy			RES LAND	0130	228,520	228,520
SUPPLEMENTAL DATA											
Alt Prcl ID Scnd Hom LEASED Tax Class T Tot Fin Are 12375 Total Acres 4.828 Chapter La GIS ID F_862144_2838301					Cyclical 10 Exemption W District Res Exem Assoc Pid#		RESIDNTL	0130	97,960	97,960	905 DUXBURY, MA VISION
							COMMERC.	0310	831,720	831,720	
							COM LAND	0310	426,680	426,680	
							COMMERC.	0310	243,540	243,540	
							Total		1,918,500	1,918,500	

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PIERCE MARIE F & JOHN T TT								LCC	12783	11-30-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PIERCE JOHN T & MARIE TT								LCC	72608	12-31-1985	U	I	1	1N	2023	0130	66,800	2022	0130	55,480	2021	0130	55,480
														0130	234,960		0130	234,960		0130	221,240		
														0130	67,800		0130	67,800		0130	67,800		
														0310	643,600		0310	647,120		0310	467,420		
														Total		1,641,700	Total		1,633,900	Total		1,418,700	

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)						762,700
1070					Appraised Xf (B) Value (Bldg)						159,100
					Appraised Ob (B) Value (Bldg)						341,500
					Appraised Land Value (Bldg)						655,200
					Special Land Value						0
					Total Appraised Parcel Value						1,918,500
					Valuation Method						C
					Total Appraised Parcel Value						1,918,500

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.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
3	0310	Pri Comm			0.000	AC	0.00	1.00000	0	1.00	1070	1.000		0	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 4.79					Total Land Value 655,200				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	53	Pre-Eng Warehs			
Model	94	Commercial			
Grade	01	Low Cost			
Stories	1				
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			
Interior Floor 2					
Heating Fuel	00	None			
Heating Type	01	None			
AC Type	01	None			
Use Type	3	Industrial			
Bldg Use	3170	Farm Bldgs			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	00	None			
Class	S	Class E			
Heat/AC	00	None			
Pct Heated	0				
Baths/Plumbing	02	Average			
Ceiling/Wall	00	None			
Rooms/Prtns	02	Average			
Wall Height	12.00				
Base Floor	1.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
0310	Pri Comm	100
		0
		0

COST / MARKET VALUATION		
RCN		199,351
Year Built		1996
Effective Year Built		1999
Depreciation Code		P
Remodel Rating		
Year Remodeled		
Depreciation %		22
Functional Obsol		20
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		58
Cns Sect Rcnd		115,600
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

BAS
 SLB

104

54

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
FGR1	Garage - 1 Stor	L	2,542	52.00	1980	A	70	C	1.00	92,500
CPT	Carport	L	288	20.00	1980	A	70	C	1.00	4,000

BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BAS	First Floor	5,616	5,616	5,616	35.50	199,351		
SLB	Slab	0	5,616	0	0.00	0		
Ttl Gross Liv / Lease Area		5,616	11,232	5,616		199,351		

