

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
VILLAGE AT DUXBURY HOMEOWNE COOPERATIVE CORPORATION 290 KINGS TOWN WAY			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
			0	No Sewer	0	Paved	0	Very Good	RESIDNTL	1120	29,047,900	29,292,700		
			SUPPLEMENTAL DATA			0	Heavy			RES LAND	1120	7,325,500		7,325,500
DUXBURY MA 02332			Alt Prcl ID			Cyclical 1			RESIDNTL	1120	776,600	531,800	<b>VISION</b>	
			Scnd Hom			Exemption W								
Total Acres 29.098			Tax Class T			District								
Chapter La			Total Acres 29.098			Res Exem								
GIS ID F_862023_2836578			Assoc Pid#								Total	37,150,000	37,150,000	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VILLAGE AT DUXBURY HOMEOWNERS			12881 0002	05-16-1994	U	V	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	1120	28,538,600	2022	1120	30,392,700	2021	1120	33,724,800
										1120	7,619,700		1120	6,265,600		1120	5,233,500
										1120	341,700		1120	341,700		1120	341,700
									Total	36,500,000		Total	37,000,000		Total	39,300,000	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
							This signature acknowledges a visit by a Data Collector or Assessor	
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES									
THE VILLAGE AT DUXBURY 205 UNITS									

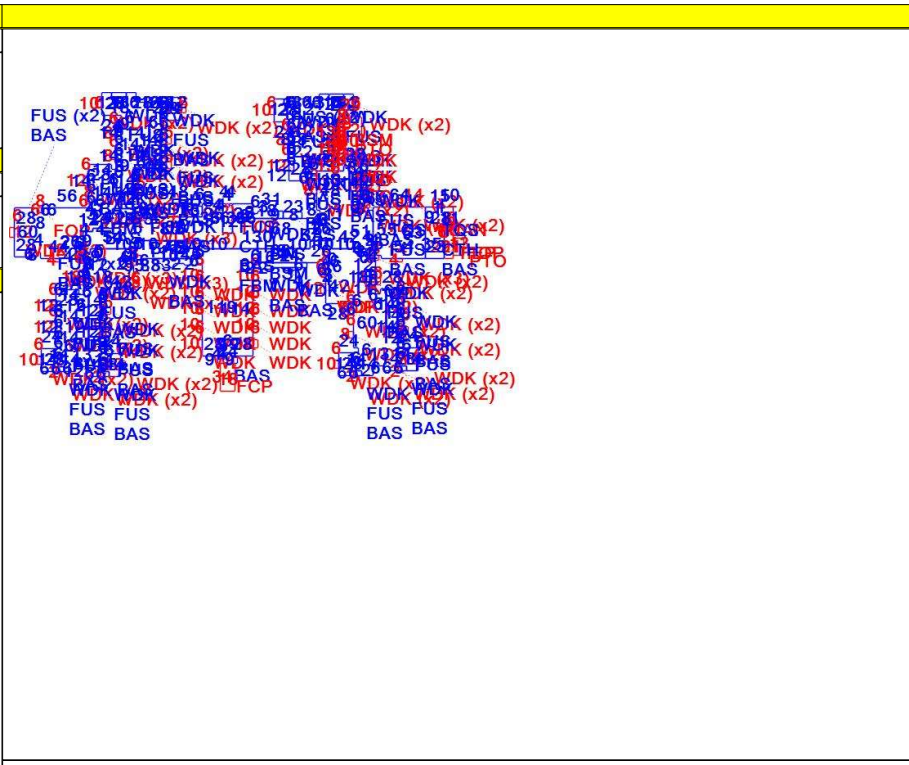
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
CPO-22-53	10-27-2023	MN	Maintenance	32,419		100	10-27-2023	REROOF ON THE WASTE TRE	04-28-2014	DG			00	Measure & Listed
QPO-22-49	12-06-2022	MN	Maintenance	10,691		100	12-06-2022	CONVERT TUB TO SHOWER 2	08-01-2013	GM			00	Measure & Listed
CBP-20-9	06-10-2020	BP	Bldg Permit	38,150		100		Install a vers-lock retaining wall.	07-01-1996	BB			70	Prior Inspection
CBP-19-1	04-05-2019	MN		545,460		100		REROOF 15 BLDGS ON WINTE						
2019-4	01-08-2019	RM	Remodel	54,000	06-29-2021	100		FINISH SPACE TO CREATE OF						
2018-291	07-24-2018	MN	Maintenance	92,636		100		STRIP & REROOF						
2017-391	11-17-2017	MN	Maintenance	25,600		100		REMOVE AND REPLACE CEDA						

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	1120	Apt Over 8	RC	Primary	827,640 SF	8.75	1.00000	5	1.00	0050	1.000		0	8.75	7,241,900	
1	1120	Apt Over 8	RC	Residual	9.408 AC	35,000.00	0.24962	5	1.00	0050	1.000		0	0.20	82,200	
1	1120	Apt Over 8	RC	Undevelop	0.691 AC	2,000.00	1.00000	0	1.00	0050	1.000		0	0.05	1,400	
Total Card Land Units					29.10 AC	Parcel Total Land Area: 29.10					Total Land Value					7,325,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	45	Apt House			
Model	94	Commercial			
Grade	06	Good			
Stories	3				
Occupancy	205.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl	RCN		20,418,260
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc	Year Built		2004
AC Type	03	Central	Effective Year Built		2005
Use Type			Depreciation Code		A
Bldg Use	1120	Apt Over 8	Remodel Rating		
Total Rooms			Year Remodeled		
Total Baths			Depreciation %		16
SF Finish Bsmt			Functional Obsol		
Lighting Class	03	Average	External Obsol		
Heat/AC	01	Heat/Ac Pkgs	Trend Factor		1.000
Pct Heated	100		Condition		
Baths/Plumbing	03	Above Average	Condition %		84
Ceiling/Wall	06	Average	Percent Good		84
Rooms/Prtns	02	Average	Cns Sect Rcndld		17,151,300
Wall Height	9.00		Dep % Ovr		
Base Floor			Dep Ovr Comment		
1st Floor Use			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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving - Asphal	L	100.00	4.00	2013	A	70	C	1.00	280,000
LT1	Lights - Mercury	L	28	1400.00	2014	A	70	A	2.00	54,900
SHD2	Shed w/loft	L	660	34.00	2014	A	70	A	2.00	31,400
CPT	Carport	L	13,562	20.00	2014	A	70	A	2.00	284,800
SPL2	Ing Pool-Good	L	648	89.00	2014	A	70	A	2.00	80,700
FPL	FIREPLACE	B	14	6500.00	2008	A	84		0.00	76,400
ELV1	Elevator-Pass	B	5	105400.0	2008	A	84		0.00	442,700
CLR1	Cooler	B	192	136.00	2008	A	84		0.00	21,900
CLR2	Freezer	B	192	175.00	2008	A	84		0.00	28,200
LT2	Lights - Sodium	L	20	1600.00	2014	A	70	A	2.00	44,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	80,222	80,222	80,222	84.45	6,774,587	
BSM	Basement	0	1,617	323	16.87	27,277	
CAN	Canopy	0	15	2	11.26	169	
CTH	Cathedral Ceiling	0	2,158	216	8.45	18,241	
FBM	Finished Bsmt	0	16,782	10,069	50.67	850,307	
FCP	Carport	0	612	92	12.69	7,769	
FEP	Finished Enclosed Porch	0	367	220	50.62	18,579	
FOP	Open Porch	0	130	20	12.99	1,689	
FUS	Finished Upper Story	145,256	145,256	145,256	84.45	12,266,579	
PTO	Patio	0	693	35	4.27	2,956	
Ttl Gross Liv / Lease Area		229,767	263,980	241,785		20,418,260	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
VILLAGE AT DUXBURY HOMEOWNE COOPERATIVE CORPORATION 290 KINGS TOWN WAY  DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed							
			0 No Sewer	0 Paved	0 Very Good	RESIDNTL	1120	29,047,900	29,292,700							
		<b>SUPPLEMENTAL DATA</b>			0 Heavy		RES LAND	1120	7,325,500		7,325,500					
		Alt Prcl ID	Cyclical Exemption		1	RESIDNTL	1120	776,600	531,800							
		Scnd Hom	District			Total		37,150,000	37,150,000							
		Tax Class T	Res Exem													
		Tot Fin Are 0	Assoc Pid#													
		Total Acres 29.098														
		Chapter La														
		GIS ID F_862023_2836578														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1120	28,538,600	2022	1120	30,392,700	2021	1120	33,724,800
									1120	7,619,700		1120	6,265,600		1120	5,233,500
									1120	341,700		1120	341,700		1120	341,700
								Total		36,500,000	Total		37,000,000	Total		39,300,000
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														
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)				28,478,700				
0050								Appraised Xf (B) Value (Bldg)				569,200				
								Appraised Ob (B) Value (Bldg)				776,600				
								Appraised Land Value (Bldg)				7,325,500				
								Special Land Value				0				
								Total Appraised Parcel Value				37,150,000				
								Valuation Method				0				
								Total Appraised Parcel Value				37,150,000				
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	
Total Card Land Units					Parcel Total Land Area:					Total Land Value						7,325,500

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	45	Apt House									
Model	94	Commercial									
Grade	06	Good									
Stories	3										
Occupancy	205.00					<b>MIXED USE</b>					
Exterior Wall 1	11	Clapboard				Code	Description			Percentage	
Exterior Wall 2											
Roof Structure	03	Gable									
Roof Cover	03	Asphalt									
Interior Wall 1	05	Drywall				<b>COST / MARKET VALUATION</b>					
Interior Wall 2						RCN					
Interior Floor 1	05	Vinyl				Year Built					
Interior Floor 2	14	Carpet				Effective Year Built					
Heating Fuel	03	Gas				Depreciation Code					
Heating Type	04	Forced Air-Duc				Remodel Rating					
AC Type	03	Central				Year Remodeled					
Use Type						Depreciation %					
Bldg Use	1120	Apt Over 8				Functional Obsol					
Total Rooms						External Obsol					
Total Baths						Trend Factor					
SF Finish Bsmt						Condition					
Lighting	03	Average				Condition %					
Class						Percent Good					
Heat/AC	01	Heat/Ac Pkgs				Chs Sect Rcnd					
Pct Heated	100					Dep % Ovr					
Baths/Plumbing	03	Above Average				Dep Ovr Comment					
Ceiling/Wall	06	Ceil & Walls				Misc Imp Ovr					
Rooms/Prtns	02	Average				Misc Imp Ovr Comment					
Wall Height	9.00					Cost to Cure Ovr					
Base Floor						Cost to Cure Ovr Comment					
1st Floor Use											
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
TQS	Three Quarter Story	4,289	5,718	4,289	63.34	362,197					
WDK	Deck	0	10,410	1,041	8.44	87,910					
Ttl Gross Liv / Lease Area											

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
VILLAGE AT DUXBURY HOMEOWNE COOPERATIVE CORPORATION 290 KINGS TOWN WAY			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
			0	No Sewer	0	Paved	0	Very Good	RESIDNTL	1120	29,047,900	29,292,700	
			SUPPLEMENTAL DATA			0	Heavy			RES LAND	1120	7,325,500	
DUXBURY MA 02332			Alt Prcl ID			Cyclical 1			RESIDNTL	1120	776,600	531,800	<b>VISION</b>
			Scnd Hom			Exemption							
			Tax Class T			W							
			Tot Fin Are 0			District							
			Total Acres 29.098			Res Exem							
			Chapter La			Assoc Pid#							
			GIS ID F_862023_2836578						Total		37,150,000	37,150,000	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
VILLAGE AT DUXBURY HOMEOWNERS							12881	0002	05-16-1994	U	V	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
													2023	1120	28,538,600	2022	1120	30,392,700	2021	1120	33,724,800	
														1120	7,619,700		1120	6,265,600		1120	5,233,500	
														1120	341,700		1120	341,700		1120	341,700	
													Total	36,500,000	Total	37,000,000	Total	39,300,000				

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)						28,478,700						
0050					Appraised Xf (B) Value (Bldg)						569,200						
					Appraised Ob (B) Value (Bldg)						776,600						
					Appraised Land Value (Bldg)						7,325,500						
					Special Land Value						0						
					Total Appraised Parcel Value						37,150,000						
					Valuation Method						O						
					Total Appraised Parcel Value						37,150,000						

NOTES												VISIT / CHANGE HISTORY					
#286 KINGS TOWN WAY BETH ISREAL DEACONESS HEALTHCARE FORMER MODEL HOME FOR ASSISTED LIVING FACILITY CONVERTED TO MEDICAL OFFICE.												Date	Id	Type	Is	Cd	Purpose/Result
												06-29-2021	SJD	5	7	00	Measure & Listed

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			
									06-29-2021	SJD	5	7	00	Measure & Listed			

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	112C	Apt Over 8	RC		0 SF	6.25	1.00000	5	1.00	0050	1.000			6.25	0	0		
Total Card Land Units					0.00	AC	Parcel Total Land Area:					29.10	Total Land Value					7,325,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	03	Average			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type					
Bldg Use	3420	Prof Bldg			
Total Rooms					
Total Baths					
SF Finish Bsmt					
Lighting Class					
Heat/AC	02	Heat/Ac Split			
Pct Heated	100				
Baths/Plumbing	03	Above Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	9.00				
Base Floor					
1st Floor Use					

MIXED USE		
Code	Description	Percentage
112C	Apt Over 8	100
		0
		0

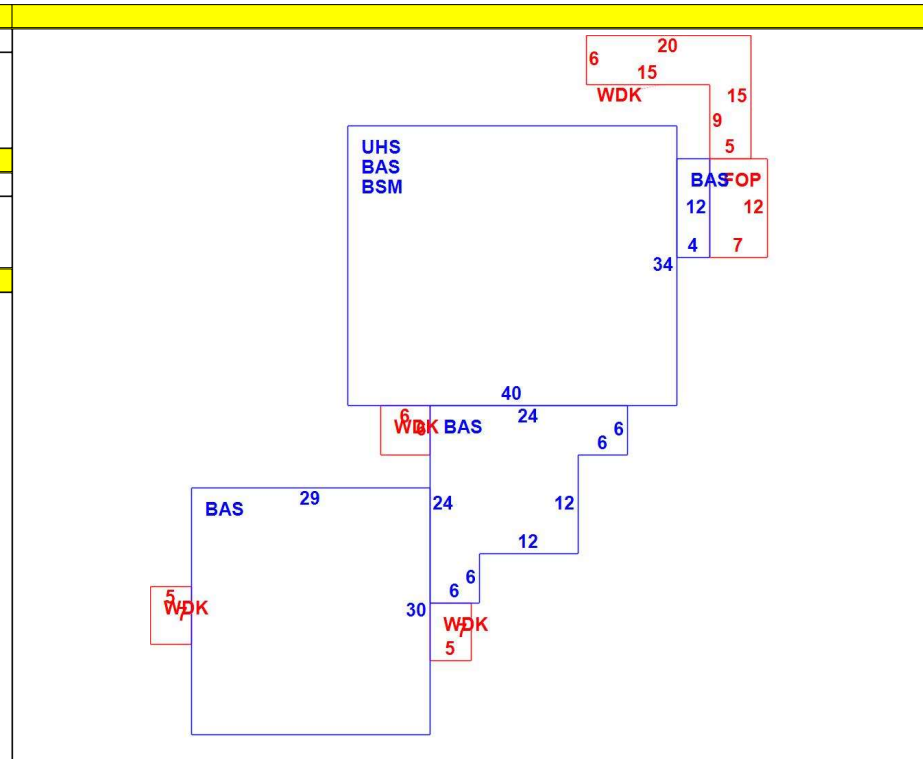
COST / MARKET VALUATION	
RCN	573,635
Year Built	2004
Effective Year Built	2006
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	85
Cns Sect Rcndd	487,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp 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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,674	2,674	2,674	172.47	461,185
BSM	Basement	0	1,360	272	34.49	46,912
FOP	Open Porch	0	84	13	26.69	2,242
UHS	Unfinished Half Story	0	1,360	340	43.12	58,640
WDK	Deck	0	271	27	17.18	4,657
Ttl Gross Liv / Lease Area		2,674	5,749	3,326		573,636



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
VILLAGE AT DUXBURY HOMEOWNE COOPERATIVE CORPORATION 290 KINGS TOWN WAY			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
			0	No Sewer	0	Paved	0	Very Good	RESIDNTL	1120	29,047,900	29,292,700		
			SUPPLEMENTAL DATA			0	Heavy			RES LAND	1120	7,325,500		7,325,500
DUXBURY MA 02332			Alt Prcl ID			Cyclical			1				<b>VISION</b>	
			Scnd Hom			Exemption			W					
			Tax Class T			District			Res Exem					
290 KINGS TOWN WAY			Total Acres 29.098			Assoc Pid#			Total				37,150,000	37,150,000

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VILLAGE AT DUXBURY HOMEOWNERS			12881 0002	05-16-1994	U	V	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	1120	28,538,600	2022	1120	30,392,700	2021	1120	33,724,800
										1120	7,619,700		1120	6,265,600		1120	5,233,500
										1120	341,700		1120	341,700		1120	341,700
									Total		36,500,000	Total		37,000,000	Total		39,300,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES			
WASTE WATER TREATMENT BUILDING			

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	1120	Apt Over 8			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:					29.10	Total Land Value			7,325,500

