

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
FOUNDERS COUNTY CORP C/O MATERA VOPAT & MATERA 1372 HANCOCK ST		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	COMMERC.	3250	153,400	153,400
		SUPPLEMENTAL DATA		COM LAND		3250	363,100	363,100	COMMERC.		3250
QUINCY MA 02169		Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 3546 Total Acres .35 Chapter La GIS ID F_862466_2838184		Cyclical Exemption W District Res Exem Assoc Pid#		20		Total		555,300	555,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FOUNDERS COUNTY CORP		4389 0133	12-30-1977	U	I	6,000	1N	Year	Code	Assessed	Year	Code	Assessed
								2023	3250	122,900	2022	3250	122,900
									3250	368,800	2021	3250	368,800
									3250	25,800		3250	25,800
								Total		517,500	Total		517,500
								Total			Total		478,600

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
1070								
NOTES				APPRAISED VALUE SUMMARY				
PERIMETER - 198 DUXBURY GREEN INC BRN3+SHD1 ATTACHED TO BLDG PRE-ENG WAREHOUSE BEING USED AS STORE TO SELL TOY TRAINS				Appraised Bldg. Value (Card)				153,400
				Appraised Xf (B) Value (Bldg)				0
				Appraised Ob (B) Value (Bldg)				38,800
				Appraised Land Value (Bldg)				363,100
				Special Land Value				0
				Total Appraised Parcel Value				555,300
				Valuation Method				C
				Total Appraised Parcel Value				555,300

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
									05-05-2014	DG			00	Measure & Listed
									04-12-2013	VGS			20	Field Review

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	3250	Small Retail	NB	Primary	15,246 SF	23.82	1.00000	C	1.00	1070	1.000			23.82	363,100	
Total Card Land Units					0.35 AC	Parcel Total Land Area: 0.35					Total Land Value					363,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	02	Below Average			
Stories	1				
Occupancy	0.00				
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		212,988
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1977
Heating Type	12	Space Heat	Effective Year Built		1993
AC Type	01	None	Depreciation Code		F
Use Type	2	Retail	Remodel Rating		
Bldg Use	3250	Small Retail	Year Remodeled		
Total Rooms	0		Depreciation %		28
Total Baths	0		Functional Obsol		
SF Finish Bsmt			External Obsol		
Lighting	02	Fair	Trend Factor		1.000
Class	C	Class C	Condition		
Heat/AC	03	Average	Condition %		
Pct Heated	100		Percent Good		72
Baths/Plumbing	01	Light	Cns Sect Rcndd		153,400
Ceiling/Wall	06	Ceil & Walls	Dep % Ovr		
Rooms/Prtns	01	Light	Dep Ovr Comment		
Wall Height	14.00		Misc Imp Ovr		
Base Floor	1.00		Misc Imp Ovr Comment		
1st Floor Use			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	120	21.00	1980	A	70	C	1.00	1,800
OHD	Overhead Door	B	1	4100.00	1987		0		0.00	0
FN1	Fence - Chain	L	300	24.00	1980	A	70	C	1.00	5,000
BRN3	Barn - 1 St w/Lo	L	875	52.00	1980	A	70	C	1.00	31,900
SGN2	DOUBLE SIDE	L	1	129.00	1980	A	70	C	1.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,985	1,985	1,985	106.92	212,239	
CAN	Canopy	0	74	7	10.11	748	
SLB	Slab	0	1,985	0	0.00	0	
Ttl Gross Liv / Lease Area		1,985	4,044	1,992		212,987	

BAS		71	
SLB		29	
17	2	CAN	37
			17

