

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WELCH THOMAS F				0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
WELCH RITA M				0 No Sewer	0 Paved	0 Average	COMMERC.	3040	3,543,000	3,543,000	
1050 HINGHAM ST					0 Heavy		COM LAND	3040	725,400	725,400	
ROCKLAND MA 02370			SUPPLEMENTAL DATA				COMMERC.	3040	73,200	73,200	
Alt Prcl ID			Cyclical 20								
Scnd Hom			Exemption								
Tax Class T			W								
Tot Fin Are 5287			District								
Total Acres 1.687			Res Exem								
Chapter La			Assoc Pid#								
GIS ID F_862809_2836812						Total 4,341,600 4,341,600					

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WELCH THOMAS F			5102 84	01-18-1982	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
									2023	3040	3,449,600	2022	3040	4,860,000
										3040	745,900	2021	3040	745,900
										3040	50,700		3040	50,700
									Total		4,246,200	Total		5,656,600
									Total			Total		1,381,400

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			
Nbhd	Nbhd Name	B	Tracing
1070			

NOTES												
DUXBURY HOUSE												
										Appraised Bldg. Value (Card)		3,330,100
										Appraised Xf (B) Value (Bldg)		212,900
										Appraised Ob (B) Value (Bldg)		73,200
										Appraised Land Value (Bldg)		725,400
										Special Land Value		0
										Total Appraised Parcel Value		4,341,600
										Valuation Method		C
										Total Appraised Parcel Value		4,341,600

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
CBP-19-40	11-07-2019	NC	Maintenance	4,982,647	06-29-2021	100	09-15-2020	In Conjunction W/CBP-19-33, co Demo existing structure on site. STRIP & REROOF		06-29-2021	SJD	5	7	00	Measure & Listed
CBP-19-33	09-25-2019	CM								05-19-2020	SJD	5		12	Property Est. - No Access
2012-153	10-24-2012	MN								06-03-2015	SJD	7		20	Field Review
										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	3040	Nursing Hm	NB	Primary	73,495 SF	9.87	1.00000	C	1.00	1070	1.000		0	9.87	725,400
Total Card Land Units					1.69 AC	Parcel Total Land Area: 1.69					Total Land Value 725,400				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	29	Nursing Home			
Model	94	Commercial			
Grade	03	Average			
Stories	1				
Occupancy	24.00				
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	20	Laminate Wood			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type	4	Of/Md/Bnk/Gt			
Bldg Use	3040	Nursing Hm			
Total Rooms	34				
Total Baths	29				
SF Finish Bsmt	0				
Lighting Class	04	Good Class B			
Heat/AC	02	Heat/Ac Split			
Pct Heated	100				
Baths/Plumbing	03	Above Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	03	Above Average			
Wall Height	10.00				
Base Floor	0.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
3040	Nursing Hm	100
		0
		0

COST / MARKET VALUATION	
RCN	3,398,045
Year Built	2020
Effective Year Built	2019
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	2
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	98
Cns Sect Rcndld	3,330,100
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
ELV1	Elevator-Pass	B	1	105400.0	2020	E	98	C	0.00	103,300
SPR1	Sprinklers - Wet	B	20,718	5.40	2020	E	98	C	0.00	109,600
PAV1	Paving - Asphal	L	9,232	4.00	2020	E	100	C	1.00	36,900
FN3	Fence - Vinyl	L	200	61.00	2020	E	100	C	1.00	12,200
GNC	GENERATOR	L	1	24100.00	2020	E	100	C	1.00	24,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	10,411	10,411	10,411	161.65	1,682,938	
CTH	Cathedral Ceiling	0	104	10	15.54	1,617	
FOP	Open Porch	0	1,132	170	24.28	27,481	
FUS	Finished Upper Story	10,307	10,307	10,307	161.65	1,666,127	
PTO	Patio	0	1,380	69	8.08	11,154	
TDK	Trex Deck	0	540	54	16.17	8,729	
Ttl Gross Liv / Lease Area		20,718	23,874	21,021		3,398,046	

