

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DORAN FRANCIS R & CHRISTINA M DORAN REALTY TRUST 33 ENTERPRISE ST  DUXBURY MA 02332			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
			0	No Sewer	0	Paved	0	Average	RESIDNTL	0111	686,980	686,980	
					0	Medium			RES LAND	0111	263,375	263,375	
SUPPLEMENTAL DATA													
Alt Prcl ID					Cyclical			30	RESIDNTL	0111	33,222	3,822	<b>VISION</b>
Scnd Hom					Exemption			COMMERC.	0340	715,020	715,020		
Tax Class T					W			COM LAND	0340	274,125	274,125		
Tot Fin Are 13592					District			COMMERC.	0340	34,578	3,978		
Total Acres .998					Res Exem			Total		2,007,300	1,947,300		
Chapter La					Assoc Pid#								
GIS ID F_875644_2848189													

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DORAN FRANCIS R & CHRISTINA M TT								15191	0313	05-22-1997	Q	I	1	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2023	0111	570,507	2022	0111	570,507	2021	0111	485,786	
															0111	226,821		0111	226,821		0111	181,447	
															0111	2,695		0111	2,695		0111	2,695	
															0340	593,793		0340	593,793		0340	505,614	
															Total	1,632,700		Total	1,632,700		Total	1,367,200	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 1,402,000			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
1090			

NOTES												
PERIMETER - 512												
4- 2BDRM,2BTH;2- 1BDRM,1BTH (6 APTS)												
DORAN INSURANCE;DENTIST:JOSEPH SANTELLI												
AND JOHN PETERMAN												
Total Appraised Parcel Value								2,007,300				

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
CPO-20-40	12-21-2020	CM	Commercial	8,200		100		Build a wall to divide 1 large offic	06-24-2020	SJT	5		20	Field Review
CBP-20-20	12-18-2020	CM	Commercial	21,000		100		Remove existing spa & add hyge	05-13-2014	DG			00	Measure & Listed
CBP-20-16	04-23-2020	SP	Solar Panels	48,981	06-24-2020	100		INstall 40 PV Solar Panels with 1	04-12-2013	VGS			20	Field Review
2018-213	06-05-2018	RM	Remodel	10,000		100		REMOVE CLOSET WALLS, ADD	05-13-2004	RWF		1	00	Measure & Listed
2016-38	02-09-2016	RM	Remodel	46,675	05-02-2018	100		INTERIOR FIT OUT OF APPRO						
306	08-30-2006	RM	Remodel	60,750		100		1350 SQ' TO DENTAL S						
550	10-17-2003	NC	New Construct		05-13-2004	100		BUILD-OUT, SUITE 10						

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	
1	0340	Office Bld	NB	Primary	43,569	SF	9.87	1.00000	C	1.00	1090	1.000		0	9.87	537,500
Total Card Land Units					1.00	AC	Parcel Total Land Area: 1.00					Total Land Value		537,500		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Stores/Apt Com			
Model	94	Commercial			
Grade	04	Above Ave			
Stories	2				
Occupancy	8.00				
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	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type	4	Of/Md/Brnk/Gt			
Bldg Use	0340	Office Bld			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting Class	03 D	Average Class D			
Heat/AC Pct Heated	01 0	Heat/Ac Pkgs			
Baths/Plumbing	02	Average			
Ceiling/Wall	07	Other			
Rooms/Prtns	02	Average			
Wall Height	9.00				
Base Floor	2.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
0340	Office Bld	51
0111	Apt 4-Unit	49
		0

COST / MARKET VALUATION		
RCN		1,709,756
Year Built		1999
Effective Year Built		2003
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		18
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		82
Percent Good		
Cns Sect Rcndd		1,402,000
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
CNP	Canopy	L	264	42.00	2001	A	70	C	1.00	7,800
SPR3	Sprinklers - Dry	B	7,081	6.90	2006		0		0.00	0
SPR1	Sprinklers - Wet	B	6,511	5.40	2006		0		0.00	0
SLR	Solar Panels	L	40	1050.00	2020	G	85	C	1.00	60,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	6,915	6,915	6,915	125.04	864,631	
BSM	Basement	0	105	21	25.01	2,626	
CAN	Canopy	0	292	29	12.42	3,626	
FOP	Open Porch	0	216	32	18.52	4,001	
FUS	Finished Upper Story	6,677	6,677	6,677	125.04	834,872	
SLB	Slab	0	2,359	0	0.00	0	
Ttl Gross Liv / Lease Area		13,592	16,564	13,674		1,709,756	

