

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CONSOLIAN LLC			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905
			0	No Sewer	0	Paved	0	Average	RESIDNTL	0101	349,812	349,812	
171 BELLAVISTA DR			SUPPLEMENTAL DATA				RES LAND	0101	150,201	150,201	2,700	2,700	DUXBURY, MA
			Alt Prcl ID	Cyclical		30	RESIDNTL	0101	2,700	2,700			
POCASSET MA 02559			Scnd Hom		Exemption		COMMERC.	0310	945,788	945,788	VISION		
			Tax Class T		W		COM LAND	0310	406,099	406,099			
			Tot Fin Are 5533		District		COMMERC.	0310	7,300	7,300			
			Total Acres 1.505		Res Exem		Total						1,861,900
GIS ID F_875836_2848228			Assoc Pid#										

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GALT REALTY LLC							58039	236	06-26-2023	Q	I	2,000,000	0A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CONSOLIAN LLC							44244	0231	04-22-2014	U	I	100	1A	2023	0101	201,339	2022	0101	206,064	2021	0101	171,720
SULLIVAN MARK & ELIZABETH							34315	0097	03-30-2007	U	I	100	1F		0101	130,086		0101	130,086		0101	150,552
CONSOLIAN RLTY TRUST							30100	0210	03-04-2005	U	I	100	1F		0101	1,809		0101	1,809		0101	1,809
CONSOLIAN RLTY TRUST							28143	0169	05-06-2004	U	V	1	1F		0310	544,361		0310	557,136		0310	464,280
Total													Total		1,234,200	Total		1,251,700	Total		1,200,300	

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

ASSESSING NEIGHBORHOOD				VISIT / CHANGE HISTORY						
Nbhd	Nbhd Name	B	Tracing	Batch	Date	Id	Type	Is	Cd	Purpose/Result
1090					05-12-2014	DG			02	Callback - No Entry
					04-12-2013	VGS			20	Field Review
					10-03-2005	KP	1	00		Measure & Listed

NOTES											
PERIMETER - 232											
UNABLE TO GAIN ENTRY-ODD HRS FOR BUSINSS											
NO ANSWER AT APTS;EST TO BE 2BD APTS ABV											
BASED ON SIZE;DUXBURY FITNESS;HOT POWER											
YOGA;IN FOCUS PROPERTY SERVICES;											
PLAN BOOK 20 PAGE 806											

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-23-26	07-07-2023	RM	Remodel	29,840		0		PLAN#BB-33=CONVERT 2 UNIT		05-12-2014	DG			02	Callback - No Entry
2015-88	04-15-2015	RM	Remodel	10,500		100		CONSTRUCT 4 ADDITIONAL O		04-12-2013	VGS			20	Field Review
28	02-08-2010	MS	Miscellaneous	5,000		100		A DIVIDING WALL		10-03-2005	KP	1	00		Measure & Listed
19	06-16-2004	MS	Miscellaneous			100		10 X 12 SHED							
566	10-22-2003	NC	New Construct			100		BUILD-OUT RESID, FL3							
562	10-21-2003	NC	New Construct			100		BUILD-OUT, SUITE 2B							
560	10-21-2003	NC	New Construct			100		BUILD-OUT, SUITE 2A							

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	0310	Pri Comm	NB	Primary	43,560	SF	9.87	1.00000	C	1.00	1090	1.000		0	9.87	537,400	
1	0310	Pri Comm			0.510	AC	37,026.00	1.00000	C	1.00	1090	1.000		0	0.85	18,900	
Total Card Land Units					1.51	AC	Parcel Total Land Area: 1.51					Total Land Value					556,300

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	80	Stores/Apt Com									
Model	94	Commercial									
Grade	06	Good									
Stories	2.75										
Occupancy	5.00										
Exterior Wall 1	14	Wood Shingle									
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	20	Laminate Wood									
Heating Fuel	03	Gas									
Heating Type	04	Forced Air-Duc									
AC Type	03	Central									
Use Type	4	Of/Md/Bnk/Gt									
Bldg Use	0310	Pri Comm									
Total Rooms	0										
Total Baths	0										
SF Finish Bsmt											
Lighting	04	Good									
Class	D	Class D									
Heat/AC	03	Average									
Pct Heated	100										
Baths/Plumbing	03	Above Average									
Ceiling/Wall	05	Sus-Ceil & Wl									
Rooms/Prtns	02	Average									
Wall Height	8.00										
Base Floor	0.00										
1st Floor Use											

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
SPR1	Sprinklers - Wet	B	2,235	5.40	2008	A	85		0.00	10,300
SPR1	Sprinklers - Wet	B	2,980	5.40	2008	A	85		0.00	13,700
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SHD1	Shed	L	120	21.00	2004	A	70	C	1.00	1,800
PTO	Patio	L	784	15.00	2014	A	70	C	1.00	8,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,980	2,980	2,980	178.56	532,097	
FOP	Open Porch	0	505	76	26.87	13,570	
FUS	Finished Upper Story	2,980	2,980	2,980	178.56	532,097	
SLB	Slab	0	2,980	0	0.00	0	
TQS	Three Quarter Story	2,235	2,980	2,235	133.92	399,073	
WDK	Deck	0	165	17	18.40	3,035	
Ttl Gross Liv / Lease Area		8,195	12,590	8,288		1,479,872	

