

| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA | | | | | | |
|---|------------|--------------------|---------------|---|------------|----------------|------------------------|-----------------------------------|--------|---|------------------|---------------------------------------|----------|---------------------|--------------------|---------------|------------|----------|-----------|---------|
| DIRICO FRANCIS J TT MODOC ST NOMINEE TRUST 40 LONE ST MARSHFIELD MA 02050 | | 0 | Water | 0 | Two-Way | 0 | Average | IND LAND INDUSTR. | | Description | | Code | | | | Appraised | | Assessed | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | | | 4310 | | 4310 | | 507,300 | | 507,300 | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | | | | | | | | | | | |
| Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 0 Total Acres 3.81 Chapter Lan GIS ID F_868368_2843334 | | | | Cyclical Exemption W District Res Exem Assoc Pid# | | | | | | Total | | 1,080,800 | | 1,080,800 | | VISION | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
| DIRICO FRANCIS J TT | | 16824 | 0231 | 11-17-1998 | | U | V | 100 | | 1F | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | |
| DIRICO FRANCIS J | | 16683 | 0080 | 10-07-1998 | | Q | V | 140,000 | | 00 | 2023 | 4310 | 534,600 | 2022 | 4310 | 534,600 | 2021 | 4310 | 624,000 | |
| | | | | | | | | | | | | 394,800 | | | 4310 | 394,800 | | | 4310 | 394,800 |
| | | Total | | | | | | | | | 929,400 | | Total | | 929,400 | | Total | | 1,018,800 | |
| 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 | | | | | | | | | | | | |
| 1070 | | | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | Appraised Bldg. Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 573,500 Appraised Land Value (Bldg) 507,300 Special Land Value 0 Total Appraised Parcel Value 1,080,800 Valuation Method C Total Appraised Parcel Value 1,080,800 | | | | | | | | | | |
| 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-22-15 | 07-22-2022 | MN | Maintenance | 28,500 | | 100 | 07-22-2022 | REPLACE VERIZON ANTENNA | | 05-12-2021 | SJD | 5 | | 01 | Measure - No Entry | | | | | |
| CPO-22-27 | 06-22-2022 | MS | Miscellaneous | 30,000 | | 100 | 06-22-2022 | DISH WIRELESS ANTENNA & S | | | | | | | | | | | | |
| CPO-22-13 | 05-18-2022 | CM | Commercial | 60,000 | | 100 | 05-18-2022 | REPLACE ANTENNAS & UPGR | | | | | | | | | | | | |
| CPO-20-39 | 12-15-2020 | CM | Commercial | 55,000 | 05-12-2021 | 100 | | T-mobile modifying existing wirel | | | | | | | | | | | | |
| CPO-20-9 | 07-13-2020 | MS | Miscellaneous | 45,000 | 05-12-2021 | 100 | | T Mobile to replace 6 antennas to | | | | | | | | | | | | |
| 2018-359 | 09-24-2018 | MN | Maintenance | 30,000 | | 100 | | REPLACEMENT OF 3 ANTENN | | | | | | | | | | | | |
| 2017-115 | 06-26-2017 | MN | Maintenance | 5,500 | | 100 | | WOOD SIDING, REPLACE 1 DO | | | | | | | | | | | | |
| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | | | | | | |
| B | Use Code | Description | Zone | Land Type | Land Units | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | Notes | | Location Adjustment | | Adj Unit P | Land Value | | | |
| 1 | 4310 | Tel Rel Tw | PD | Primary | 43,560 | SF 9.87 | 1.00000 | C | 1.00 | 1070 | 1.000 | | | 1.0000 | | 9.87 | 429,900 | | | |
| 1 | 4310 | Tel Rel Tw | PD | Residual | 2.810 | AC 37,026.00 | 0.74434 | C | 1.00 | 1070 | 1.000 | | | 1.0000 | | 0.63 | 77,400 | | | |
| Total Card Land Units | | | | | 3.81 | AC | Parcel Total Land Area | | | 3.81 | Total Land Value | | | | | 507,300 | | | | |

CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description | Element | Cd | Description |
|------------------|----|--------------|--------------------------------|------|-------------|
| Style | 94 | Outbuildings | Bsmt Area | | |
| Model | 00 | Vacant | Bsmt Type | | |
| Grade | | | Unfin Area | | |
| Stories | | | CONDO DATA | | |
| Occupancy | | | Parcel Id | C | Owne |
| Exterior Wall 1 | | | | B | S |
| Exterior Wall 2 | | | Adjust Type | Code | Description |
| Roof Structure | | | Condo Flr | | Factor% |
| Roof Cover | | | Condo Unit | | |
| Interior Wall 1 | | | COST / MARKET VALUATION | | |
| Interior Wall 2 | | | | | 0 |
| Interior Floor 1 | | | Net Other Adj | | |
| Interior Floor 2 | | | Replace Cost | | |
| Heat Fuel | | | Year Built | | |
| Heat Type | | | Effective Year Built | | |
| AC Type | | | Depreciation Code | | |
| Bedrooms | | | Remodel Rating | | |
| Full Baths | | | Year Remodeled | | |
| Half Baths | | | Depreciation % | | |
| Extra Fixtures | | | Functional Obsol | | |
| Total Rooms | | | External Obsol | | |
| Bath Style | | | Trend Factor | | 1.000 |
| Kitchen Style | | | Condition | | |
| Extra Kitchens | | | Condition % | | |
| Fireplaces | | | Percent Good | | |
| Extra Openings | | | Cns Sect Rcnld | | |
| Gas Fireplaces | | | Dep % Ovr | | |
| Sq Ft Fin Bsmt | | | Dep Ovr Comment | | |
| FBM Quality | | | Misc Imp Ovr | | |
| Foundation | | | Misc Imp Ovr Comment | | |
| Bsmt Garage | | | Cost to Cure Ovr | | |
| Bsmt Area | | | Cost to Cure Ovr Comment | | |

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

| Code | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|----------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| TWR | TOWER | L | 180 | 1400.00 | 1999 | A | 70 | B | 1.50 | 264,600 |
| BRN1 | Barn - 1 Story | L | 880 | 39.00 | 1977 | A | 70 | C | 1.00 | 24,000 |
| TWB | TOWER BUIL | L | 2,000 | 202.00 | 1999 | A | 70 | C | 1.00 | 282,800 |
| FN1 | Fence - Chain | L | 125 | 24.00 | 1999 | A | 70 | C | 1.00 | 2,100 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|-------------|-------------|------------|----------|-----------|----------------|
| | | | | | | |
| Ttl Gross Liv / Lease Area | | 0 | 0 | 0 | | 0 |

