

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BENEVENTO CHARLES F & LYNN C BENEVENTO REALTY TRUST 64 WARREN AVE		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	293,100	293,100
		SUPPLEMENTAL DATA		RES LAND		1090	434,300	434,300	RESIDNTL		1090
PLYMOUTH MA 02360		Alt Prcl ID Scnd Home LEASED Tax Class T Tot Fin Area 2420 Total Acres .66 Chapter Lan GIS ID F_875875_2842782		Cyclical 5 Exemption W District Res Exem Assoc Pid#		Total		737,000	737,000	905 DUXBURY, MA	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BENEVENTO CHARLES F & LYNN C TT		47736 81	11-14-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BENEVENTO LLC		25066 0001	05-08-2003	U	I	1	1F	2023	1090	267,800	2022	1090	235,500	2021	1090	236,800
									1090	424,500		1090	359,100		1090	319,200
									1090	7,400		1090	7,400		1090	7,400
								Total		699,700	Total		602,000	Total		563,400

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			
Total			0.00					Appraised Bldg. Value (Card) 293,100				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 9,600				
								Appraised Land Value (Bldg) 434,300				
								Special Land Value 0				
								Total Appraised Parcel Value 737,000				
								Valuation Method C				
								Total Appraised Parcel Value 737,000				

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
0070			

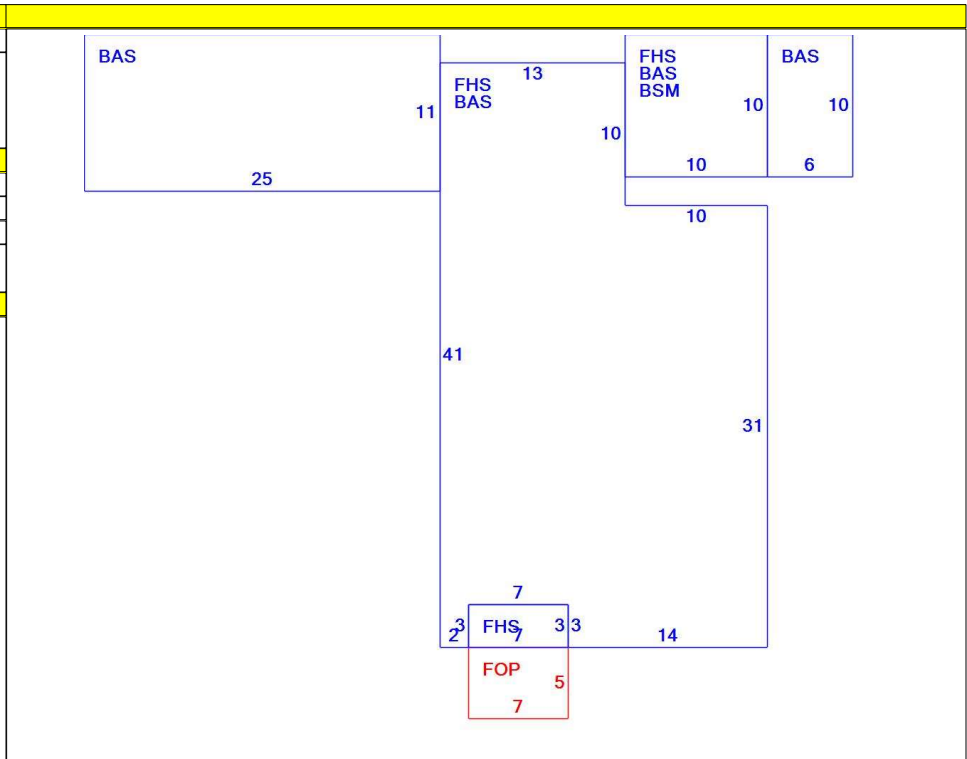
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
114	09-13-2006	MN	Maintenance	5,000		100		ROOF		10-15-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										10-23-2012	KP	6		30	Quality Control
										12-01-2007	BSB		1	00	Measure & Listed

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	1090	Multi Houses	RC	Primary	28,750 SF	11.45	1.00000	5	1.00	0070	1.389	BUSY INTERSECTION	TN95	0.9500	15.11	434,300
Total Card Land Units					0.66	AC	Parcel Total Land Area					0.66	Total Land Value			434,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	100	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1.55				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	2				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	100				

CONDO DATA			
Parcel Id		C	Owne
			B S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION		
Net Other Adj		264,187
Replace Cost		19,000
Year Built		283,187
Effective Year Built		1830
Depreciation Code		1988
Remodel Rating		A
Year Remodeled		
Depreciation %		33
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		67
Cns Sect Rcnd		189,700
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	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	Garage - 1 Sto	L	234	52.00	1980	A	70	C	1.00	8,500
SHD1	Shed	L	78	21.00	1980	A	70	C	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,257	1,257	1,257	150.62	189,329
BSM	Basement	0	100	20	30.12	3,012
FHS	Finished Half Story	472	943	472	75.39	71,093
FOP	Open Porch	0	35	5	21.52	753
Ttl Gross Liv / Lease Area		1,729	2,335	1,754		264,187



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
BENEVENTO CHARLES F & LYNN C BENEVENTO REALTY TRUST 64 WARREN AVE PLYMOUTH MA 02360		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	293,100	293,100						
		SUPPLEMENTAL DATA		0		Medium		RES LAND		1090	434,300	434,300					
Alt Prcl ID Scnd Home LEASED Tax Class T Tot Fin Area 2420 Total Acres .66 Chapter Lan GIS ID F_875875_2842782		Cyclical 5 Exemption W District Res Exem Assoc Pid#		RESIDNTL		1090	9,600	9,600									
Total										737,000	737,000						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
BENEVENTO CHARLES F & LYNN C TT BENEVENTO LLC		47736	81	11-14-2016		U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed		
		25066	0001	05-08-2003		U	I	1	1F	2023	1090	267,800	2022	1090	235,500		
										1090	424,500	359,100	2021	1090	236,800		
										1090	7,400	7,400	1090	7,400	7,400		
Total										699,700	Total	602,000	Total	563,400			
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		Appraised Bldg. Value (Card)				293,100			
0070										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				9,600			
										Appraised Land Value (Bldg)				434,300			
										Special Land Value				0			
										Total Appraised Parcel Value				737,000			
										Valuation Method				C			
										Total Appraised Parcel Value				737,000			
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
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
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0070	1.389			0.0000	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area				0.66	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	512	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			149,304
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	03	Gas	Replace Cost		154,303
Heat Type	04	Forced Air-Duc	Year Built		1910
AC Type	01	None	Effective Year Built		1988
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnd		103,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	512		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS BSM	20
TQS BAS BSM	12

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	512	512	512	196.97	100,849
BSM	Basement	0	512	102	39.24	20,091
TQS	Three Quarter Story	144	192	144	147.73	28,364
Ttl Gross Liv / Lease Area		656	1,216	758		149,304

