

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DUXBURY TOWN OF CEMETERY DEPT 878 TREMONT ST			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	BLDG	9310	2,716,500	2,716,500
		SUPPLEMENTAL DATA			0 Medium		LAND	9310	1,264,000
DUXBURY MA 02332		Alt Prcl ID			Cyclical	OB	9310	38,800	38,800
		Scnd Hom			Exemption				
		Tax Class E			W				
		Total Acres 87.28			District				
		Chapter La			Res Exem				
		GIS ID F_875101_2838026			Assoc Pid#				
						Total	4,019,300	4,019,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
DUXBURY TOWN OF		3954 0477	12-17-1973	U	I		1	1N	Year	Code	Assessed	Year	Code	Assessed
									2023	9310	2,229,200	2022	9310	2,253,600
										9310	1,308,000	2021	9310	924,900
										9310	27,200		9310	27,200
									Total		3,564,400	Total		3,205,700
									Total			Total		3,104,500

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
0050			

APPRAISED VALUE SUMMARY

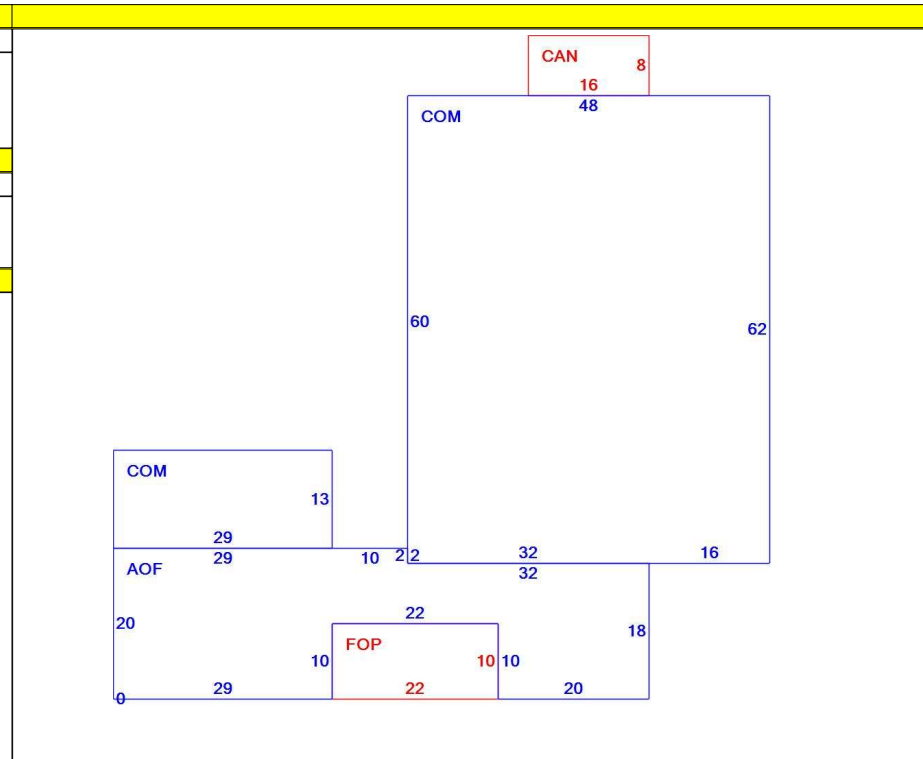
Appraised Bldg. Value (Card)	2,708,900
Appraised Xf (B) Value (Bldg)	7,600
Appraised Ob (B) Value (Bldg)	38,800
Appraised Land Value (Bldg)	1,264,000
Special Land Value	0
Total Appraised Parcel Value	4,019,300
Valuation Method	C
Total Appraised Parcel Value	4,019,300

NOTES

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
2016-256	08-02-2016	DM	Demolish	22,400		100		DEMO CEMETERY OFFICE AN	06-02-2014	SJD	10		00	Measure & Listed
2015-155	06-02-2015	NC	New Construct	381,466	03-01-2015	100		CONSTRUCT A WOODFRAMED	04-12-2013	VGS			20	Field Review
206	10-24-2011	NC	New Construct	1,679,923		100		1 STORY STEEL BLDG	09-12-2012	SJD	5	7	00	Measure & Listed
47	05-27-2008	MN	Maintenance	4,500		100		REROOF CREMATORIUM	10-24-2003	KD		4	01	Measure - No Entry
528	11-16-2005	MN	Maintenance	2,500		100		CHANGE DOORWAY 1STFL						
429	09-16-2005	MS	Miscellaneous	4,200		100		10X14 UTILITY BLDG						
329	09-16-2005	MS	Miscellaneous	4,200		100		10X14 UTILITY BLDG						

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	9310	Other	RC	Primary	60,000	SF 8.75	1.00000	5	1.00	0050	1.000			0	8.75	525,000	
1	9310	Other	RC	Residual	85.900	AC 35,000.00	0.24576	5	1.00	0050	1.000			0	0.20	739,000	
Total Card Land Units					87.28	AC	Parcel Total Land Area: 87.28					Total Land Value					1,264,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	76	Mortuary/Cemet			
Model	94	Commercial			
Grade	09	Custom			
Stories	1				
Occupancy			MIXED USE		
Exterior Wall 1	12	Cedar Or Redwd	Code	Description	
Exterior Wall 2	27	Pre-Finsh Metl	9310	Other	100
Roof Structure	01	Flat			0
Roof Cover	02	Rolled Compos			0
Interior Wall 1	02	Wall Board	COST / MARKET VALUATION		
Interior Wall 2			RCN		2,702,926
Interior Floor 1	06	Linoleum			
Interior Floor 2	04	Concr Abv Grad			
Heating Fuel	03	Gas	Year Built		2012
Heating Type	04	Forced Air-Duc	Effective Year Built		2011
AC Type	03	Central	Depreciation Code		A
Use Type	9	Misc/Other	Remodel Rating		
Bldg Use	9310	Other	Year Remodeled		
Total Rooms			Depreciation %		10
Total Baths	1		Functional Obsol		
SF Finish Bsmt			External Obsol		
Lighting	04	Good	Trend Factor		1.000
Class	B	Class B	Condition		
Heat/AC	03	Average	Condition %		
Pct Heated	100		Percent Good		90
Baths/Plumbing	02	Average	Cns Sect Rcndd		2,432,600
Ceiling/Wall	06	Ceil & Walls	Dep % Ovr		
Rooms/Prtns	02	Average	Dep Ovr Comment		
Wall Height	10.00		Misc Imp Ovr		
Base Floor	1.00		Misc Imp Ovr Comment		
1st Floor Use			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
TMB	TOMB	L	396	76.00	1950	F	55	C	1.00	16,600
SHD1	Shed	L	192	21.00	1980	A	70	B	1.50	4,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office	1,136	1,136	1,136	596.01	677,072	
CAN	Canopy	0	128	13	60.53	7,748	
COM	Commercial	3,353	3,353	3,353	596.01	1,998,437	
FOP	Open Porch	0	220	33	89.40	19,668	
Ttl Gross Liv / Lease Area		4,489	4,837	4,535		2,702,925	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
DUXBURY TOWN OF CEMETERY DEPT 878 TREMONT ST DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed							
			0 No Sewer	0 Paved	0 Average	BLDG	9310	2,716,500	2,716,500							
		SUPPLEMENTAL DATA			0 Medium		LAND	9310	1,264,000		1,264,000					
		Alt Prcl ID Scnd Hom Tax Class E Tot Fin Are 4489 Total Acres 87.28 Chapter La GIS ID F_875101_2838026			Cyclical Exemption W District Res Exem Assoc Pid#	OB	9310	38,800	38,800							
						Total		4,019,300	4,019,300							
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								2023	9310	2,229,200	2022	9310	2,253,600			
									9310	1,308,000		9310	924,900			
									9310	27,200		9310	27,200			
								Total		3,564,400	Total		3,205,700			
								Total			Total		3,104,500			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0050																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY							
									Date	Id	Type	Is	Cd	Purpose/Result		
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	
2	9310	Other			SF	0.00	1.00000		1.00		1.000			0	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 87.28					Total Land Value		1,264,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	94	Commercial			
Grade	06	Good			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	26	Aluminum Sidng			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concrete	RCN		297,118
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		2015
Heating Type	02	Convection	Effective Year Built		2014
AC Type	01	None	Depreciation Code		A
Use Type	9	Misc/Other	Remodel Rating		
Bldg Use	9310	Other	Year Remodeled		
Total Rooms	1		Depreciation %		7
Total Baths	.5		Functional Obsol		
SF Finish Bsmt	0		External Obsol		
Lighting	04	Good	Trend Factor		1.000
Class	B	Class B	Condition		
Heat/AC	03	Average	Condition %		
Pct Heated	100		Percent Good		93
Baths/Plumbing	02	Average	Cns Sect Rcnd		276,300
Ceiling/Wall	00	None	Dep % Ovr		
Rooms/Prtns	02	Average	Dep Ovr Comment		
Wall Height	14.00		Misc Imp Ovr		
Base Floor	1.00		Misc Imp Ovr Comment		
1st Floor Use			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
OHD	Overhead Door	B	2	4100.00	2015		93		0.00	7,600
PAV1	Paving - Asphal	L	3,000	4.00	2015	E	100	B	1.50	18,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,880	2,880	2,880	103.17	297,118	
Ttl Gross Liv / Lease Area		2,880	2,880	2,880		297,118	

