

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BAY FARM MONTESSORI ACADEMY			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
145 LORING ST			0	No Sewer	0	Paved	0	Average	BLDG	9400	220,100	220,100
DUXBURY MA 02332					0	Heavy			LAND	9400	473,200	473,200
			SUPPLEMENTAL DATA						OB	9400	1,700	1,700
			Alt Prcl ID		Cyclical		5					
			Scnd Home		Exemption							
			Tax Class E		W							
			Tot Fin Area 1404		District							
			Total Acres .998		Res Exem							
			Chapter Lan									
			GIS ID F_868588_2829348		Assoc Pid#							
										Total	695,000	695,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BAY FARM MONTESSORI ACADEMY INC			LCC	103628	07-02-2003	Q	I	440,000	00	Year	Code	Assessed	Year	Code	Assessed
										2023	9400	212,800	2022	9400	178,400
											9400	507,800		9400	322,700
											9400	1,100		9400	1,100
										Total	721,700	Total	502,200	Total	468,400

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								
0060												
NOTES												
FLL=FBM ON SKETCH												
						Appraised Bldg. Value (Card)						220,100
						Appraised Xf (B) Value (Bldg)						0
						Appraised Ob (B) Value (Bldg)						1,700
						Appraised Land Value (Bldg)						473,200
						Special Land Value						0
						Total Appraised Parcel Value						695,000
						Valuation Method						C
						Total Appraised Parcel Value						695,000

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
133	08-16-2011	MN	Maintenance	2,762		100		19 WINDOWS		06-30-2014	DG			01	Measure - No Entry
150	08-09-2011	DM	Demolish	8,500		100		3 SEASON RM		04-12-2013	VGS			20	Field Review
405	09-08-1999	MN	Maintenance	15,000		100		RE-ROOF OVER 1 LAYER		07-23-2012	KP	5		01	Measure - No Entry
13271	06-21-1994	NC	New Construct	1,000		100		10X12 GARDEN SHED		01-08-2009	KP		6	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	9400	Edu. Private Ele	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	9400	Edu. Private Ele	RC	Residual	0.080	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.09	3,800
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			473,200

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	08	Raised Ranch			Bsmt Area	1104			
Model	01	Residential			Bsmt Type	00			
Grade	03	Average			Unfin Area	0.00	N/A		
Stories	1								
Occupancy	1				CONDO DATA				
Exterior Wall 1	14	Wood Shingle			Parcel Id		C		Own
Exterior Wall 2							B		S
Roof Structure	03	Gable			Adjust Type	Code	Description		Factor%
Roof Cover	03	Asphalt			Condo Flr				
Interior Wall 1	05	Drywall			Condo Unit				
Interior Wall 2					COST / MARKET VALUATION				
Interior Floor 1	14	Carpet							286,901
Interior Floor 2	12	Hardwood			Net Other Adj				23,100
Heat Fuel	03	Gas			Replace Cost				310,001
Heat Type	05	Hot Water			Year Built				1973
AC Type	01	None			Effective Year Built				1992
Bedrooms	2				Depreciation Code				A
Full Baths	1				Remodel Rating				
Half Baths	1				Year Remodeled				
Extra Fixtures	0				Depreciation %				29
Total Rooms	6				Functional Obsol				
Bath Style	02	Average			External Obsol				
Kitchen Style	02	Average			Trend Factor				1.000
Extra Kitchens	0				Condition				
Fireplaces	0				Condition %				46
Extra Openings	0				Percent Good				71
Gas Fireplaces	0				Cns Sect Rcnld				220,100
Sq Ft Fin Bsmt	624				Dep % Ovr				
FBM Quality	02	Low Quality			Dep Ovr Comment				
Foundation	06	Poured Conc			Misc Imp Ovr				
Bsmt Garage	0				Misc Imp Ovr Comment				
Bsmt Area	1104				Cost to Cure Ovr				
					Cost to Cure Ovr Comment				

WDK		12
14		
BAS FLL		24
BAS	24	2
BAS	16	2

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
SHD1	Shed	L	232	21.00	1980	P	35	C	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,184	1,184	1,184	141.40	167,418	
FLL	Fin Lower Level	828	1,104	828	106.05	117,079	
WDK	Deck	0	168	17	14.31	2,404	
Ttl Gross Liv / Lease Area		2,012	2,456	2,029		286,901	

