

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT									
BAY FARM MONTESSORI ACADEMY			0	Water	0	Cul-De-Sac	0	Average	Description LAND	Code 9460	Appraised 490,100	Assessed 490,100	905 DUXBURY, MA VISION						
			0	No Sewer	0	Paved	0	Average											
					0	Light													
145 LORING ST		SUPPLEMENTAL DATA																	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class E Tot Fin Area 0 Total Acres .998 Chapter Lan GIS ID F_869056_2829136				Cyclical 5 Exemption W District Res Exem Assoc Pid#				Total 490,100 490,100									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
BAY FARM MONTESSORI ACADEMY INC		LCC	100297	11-15-2001		U	V	500,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
											2023	9460	478,800	2022	9460	404,000	2021	9460	365,400
											Total		478,800	Total		404,000	Total		365,400
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											
0070																			
NOTES												Appraised Bldg. Value (Card) 0							
												Appraised Xf (B) Value (Bldg) 0							
												Appraised Ob (B) Value (Bldg) 0							
												Appraised Land Value (Bldg) 490,100							
												Special Land Value 0							
												Total Appraised Parcel Value 490,100							
												Valuation Method C							
												Total Appraised Parcel Value 490,100							
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			
											01-01-2018	AO	3		99	Vacant Land			
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	9460	Edu. Private Vac	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0070	1.389						1.0000	12.16	486,200
1	9460	Edu. Private Vac	RC	Residual	0.080 AC	35,000.00	1.00000	5	1.00	0070	1.389						1.0000	1.12	3,900
Total Card Land Units					1.00	AC	Parcel Total Land Area			1.00				Total Land Value		490,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description	No Sketch				
Style	99	Vacant Land	Bsmt Area							
Model	00	Vacant	Bsmt Type							
Grade			Unfin Area							
Stories										
Occupancy			CONDO DATA							
Exterior Wall 1			Parcel Id		C	Owne				
Exterior Wall 2						B	S			
Roof Structure			Adjust Type	Code	Description	Factor%				
Roof Cover			Condo Flr							
Interior Wall 1			Condo Unit							
Interior Wall 2			COST / MARKET VALUATION							
Interior Floor 1						0				
Interior Floor 2			Net Other Adj							
Heat Fuel			Replace Cost							
Heat Type			Year Built							
AC Type			Effective Year Built			0				
Bedrooms			Depreciation Code							
Full Baths			Remodel Rating							
Half Baths			Year Remodeled							
Extra Fixtures			Depreciation %							
Total Rooms			Functional Obsol							
Bath Style			External Obsol							
Kitchen Style			Trend Factor			1.000				
Extra Kitchens			Condition							
Fireplaces			Condition %							
Extra Openings			Percent Good							
Gas Fireplaces			Cns Sect Rcnld							
Sq Ft Fin Bsmt			Dep % Ovr							
FBM Quality			Dep Ovr Comment							
Foundation			Misc Imp Ovr							
Bsmt Garage			Misc Imp Ovr Comment							
Bsmt Area			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
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				