

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BLCR HOLDINGS LLC C/O WILLIAM RAVEIS REAL ESTATE, 7 TRAP FALLS ROAD			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
			0	No Sewer	0	Paved	0	Average	RESIDNTL	0130	122,248	122,248
SHELTON CT 06484			<b>SUPPLEMENTAL DATA</b>				RES LAND	0130	107,156	107,156		
			Alt Prcl ID	Cyclical		50	RESIDNTL	0130	2,660	2,660		
			Scnd Hom	Exemption		COMMERC.	0310	445,352	445,352			
			Tax Class	W		COM LAND	0310	275,544	275,544			
			Tot Fin Are	District		COMMERC.	0310	6,840	6,840			
			Total Acres	Res Exem								
			Chapter La	Assoc Pid#								
			GIS ID	F_877279_2843810								
										Total	959,800	959,800

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BLCR HOLDINGS LLC								43945	0300	12-23-2013	U	I	925,000	1U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WENHAM MARK L & CAROL TRS								7031	0184	08-15-1986	U	I	116,000	1N	2023	0130	102,004	2022	0130	102,004	2021	0130	71,540
															0130	86,324		0130	86,324		0130	115,080	
															0130	1,652		0130	1,652		0130	1,652	
															0310	418,096		0310	418,096		0310	268,760	
															Total	834,300	Total	834,300	Total	757,200			

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	
			Total					0.00

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
1070				

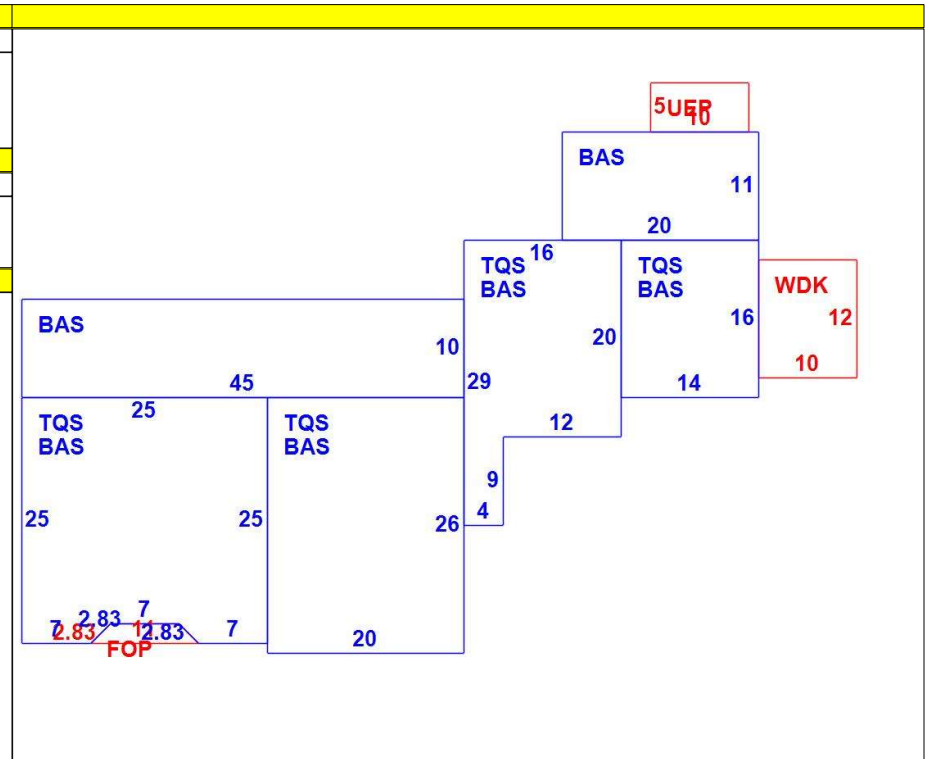
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
CPO-20-33	11-16-2020	RM	Remodel	118,000	05-12-2021	100		Interior cosmetic upgrades to 1st		05-12-2021	SJD	5	2	06	Inspection Only
2013-54	04-23-2013	MN		5,000		100		STRIP & REROOF		05-19-2014	DG			00	Measure & Listed
215	12-12-2011	MN	Maintenance	4,000		100		ROOF 11 SQUARES		04-12-2013	VGS			20	Field Review
14641	08-28-1997	NC	New Construct			100		CANOPY SIGN		10-01-1998	D&K	1	00	Measure & Listed	
14541	07-01-1997	RM	Remodel	30,000		100		RENOVATE INTERIOR							

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	0310	Pri Comm	NB	Primary	23,087	SF	16.58	1.00000	C	1.00	1070	1.000		0	16.58	382,700	
Total Card Land Units					0.53	AC	Parcel Total Land Area: 0.53					Total Land Value					382,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Stores/Apt Com			
Model	94	Commercial			
Grade	05	Ave/Good			
Stories	1.75				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	20	Laminate Wood	RCN		642,039
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1925
Heating Type	05	Hot Water	Effective Year Built		1989
AC Type	03	Central	Depreciation Code		G
Use Type	4	Of/Md/Brnk/Gt	Remodel Rating		
Bldg Use	0310	Pri Comm	Year Remodeled		
Total Rooms	0		Depreciation %		32
Total Baths	2		Functional Obsol		
SF Finish Bsmt			External Obsol		
Lighting	03	Average	Trend Factor		1.000
Class	D	Class D	Condition		
Heat/AC	03	Average	Condition %		
Pct Heated	1000		Percent Good		68
Baths/Plumbing	02	Average	Cns Sect Rcndld		436,600
Ceiling/Wall	06	Ceil & Walls	Dep % Ovr		
Rooms/Prtns	02	Average	Dep Ovr Comment		
Wall Height	8.00		Misc Imp Ovr		
Base Floor	0.00		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
PAV1	Paving - Asphal	L	3,370	4.00	1980	A	70	C	1.00	9,400
SGN2	DOUBLE SIDE	L	1	129.00	2014	A	70	C	1.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,377	2,377	2,377	173.90	413,360	
FOP	Open Porch	0	18	3	28.98	522	
TQS	Three Quarter Story	1,280	1,707	1,280	130.40	222,592	
UEP	Unfin. Enclosed Porch	0	50	20	69.56	3,478	
WDK	Deck	0	120	12	17.39	2,087	
Ttl Gross Liv / Lease Area		3,657	4,272	3,692		642,039	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
BLCR HOLDINGS LLC C/O WILLIAM RAVEIS REAL ESTATE, 7 TRAP FALLS ROAD			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed							
			0 No Sewer	0 Paved	0 Average	RESIDNTL	0130	122,248	122,248							
		<b>SUPPLEMENTAL DATA</b>				RES LAND	0130	107,156	107,156							
SHELTON CT 06484		Alt Prcl ID		Cyclical 50		RESIDNTL	0130	2,660	2,660							
		Scnd Hom		Exemption		COMMERC.	0310	445,352	445,352							
		Tax Class T		W		COM LAND	0310	275,544	275,544							
		Total Acres .53		District Res Exem		COMMERC.	0310	6,840	6,840							
		Chapter La		Assoc Pid#		Total		959,800	959,800							
		GIS ID F_877279_2843810														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BLCR HOLDINGS LLC WENHAM MARK L & CAROL TRS		43945 0300	12-23-2013	U	I	925,000	1U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		7031 0184	08-15-1986	U	I	116,000	1N	2023	0130	102,004	2022	0130	102,004	2021	0130	71,540
									0130	86,324		0130	86,324		0130	115,080
									0130	1,652		0130	1,652		0130	1,652
									0310	418,096		0310	418,096		0310	268,760
		Total					Total	834,300		Total	834,300		Total	757,200		
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								
1070																
NOTES																
PERIMETER - 83 2 OFFICES																
BUILDING PERMIT RECORD																
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	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
2	0310	Pri Comm			0.000 AC	0.00	1.00000	C	1.00	1070	1.000		0	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area: 0.53					Total Land Value					382,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	03	Average			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		192,694
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1925
Heating Type	04	Forced Air-Duc	Effective Year Built		1989
AC Type	03	Central	Depreciation Code		G
Use Type	4	Of/Md/Bnk/Gt	Remodel Rating		
Bldg Use	3400	Office Bld	Year Remodeled		
Total Rooms	0		Depreciation %		32
Total Baths	0		Functional Obsol		
SF Finish Bsmt			External Obsol		
Lighting	03	Average	Trend Factor		1.000
Class	D	Class D	Condition		
Heat/AC	01	Heat/Ac Pkgs	Condition %		
Pct Heated	100		Percent Good		68
Baths/Plumbing	02	Average	Cns Sect Rcnd		131,000
Ceiling/Wall	06	Ceil & Walls	Dep % Ovr		
Rooms/Prtns	02	Average	Dep Ovr Comment		
Wall Height	8.00		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	952	952	952	202.41	192,694	
SLB	Slab	0	952	0	0.00	0	
Ttl Gross Liv / Lease Area		952	1,904	952		192,694	

**BAS**  
**SLB**

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