

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION								
FLANAGAN JAMES P 859 FRANKLIN ST DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed			Total 895,500 895,500						
			0 No Sewer	0 Paved	0 Average	COMMERC.	3250	498,800	498,800									
				0 Heavy		COM LAND	3250	392,400	392,400									
SUPPLEMENTAL DATA						COMMERC.	3250	4,300	4,300									
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 4200 Total Acres .616 Chapter La GIS ID F_877024_2844066				Cyclical Exemption W District Res Exem Assoc Pid#														
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FLANAGAN JAMES P			14365 0198	05-16-1996	Q	I	232,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
WASHINGTON ST REALTY CORP			11104 0322	03-16-1993	U	I	200,000	11	2023	3250	423,400	2022	3250	423,400	2021	3250	267,700	
WASHINGTON ST REALTY CORP			11104 0322	07-08-1992	U	I	243,000	11		3250	317,000		3250	317,000		3250	422,500	
										3250	8,000		3250	8,000		3250	8,000	
									Total		748,400	Total		748,400	Total		698,200	
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										APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name			B		Tracing		Batch			Appraised Bldg. Value (Card) 477,400							
1070											Appraised Xf (B) Value (Bldg) 21,400							
										Appraised Ob (B) Value (Bldg) 4,300								
										Appraised Land Value (Bldg) 392,400								
										Special Land Value 0								
										Total Appraised Parcel Value 895,500								
										Valuation Method C								
										Total Appraised Parcel Value 895,500								
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		
2015-267	09-09-2015	MS	Miscellaneous	6,400		100		8' X 10' WOOD FRAMED STAND			05-19-2014	DG			00	Measure & Listed		
39	04-12-2010	MN	Maintenance	1,500		100		STRIP REROOF 5 SQ			04-12-2013	VGS			20	Field Review		
20000016	01-25-2000	NC	New Construct	20,000		100		TELE.EQUIP.STRUCTURE			07-01-1996	BB			01	Measure - No Entry		
13593	03-23-1995	AD	Addition			100		12' SIGN FREE STNDG										
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	3250	Small Retail	NB	Primary	27,000 SF	14.53	1.00000	C	1.00	1070	1.000				0		14.53	392,400
Total Card Land Units					0.62	AC	Parcel Total Land Area: 0.62					Total Land Value					392,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	Strip Stores			
Model	94	Commercial			
Grade	03	Average			
Stories	2				
Occupancy	9.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Use Type	2	Retail			
Bldg Use	3250	Small Retail			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	03	Average			
Class	S	Class E			
Heat/AC	00	None			
Pct Heated	0				
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	8.00				
Base Floor	0.00				
1st Floor Use					

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
SGN2	DOUBLE SIDE	L	1	129.00	2014	P	35	C	1.00	0
CLR1	Cooler	B	120	136.00	1992		74		0.00	12,100
A/C	Air Conditioning	B	2,100	6.00	1992		74		0.00	9,300
SHD1	Shed	L	195	21.00	2015	A	70	B	1.50	4,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,100	2,100	2,100	151.04	317,184	
FOP	Open Porch	0	472	71	22.72	10,724	
FUS	Finished Upper Story	2,100	2,100	2,100	151.04	317,184	
Ttl Gross Liv / Lease Area		4,200	4,672	4,271		645,092	

