

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DUXBURY YACHT CLUB PO BOX 2804 DUXBURY MA 02331			0 Water	0 Two-Way	0 Excellent	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	COMMERC.	3841	949,400	949,400	
		SUPPLEMENTAL DATA			0 Medium		COM LAND	3841	530,300	530,300
		Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 4376 Total Acres .928 Chapter La GIS ID F_881339_2840524			Cyclical Exemption W District Res Exem Assoc Pid#		COMMERC.	3841	25,900	25,900
							Total	1,505,600	1,505,600	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DUXBURY YACHT CLUB		40768 0300	12-22-2011	Q	I	1,300,000	00	Year	Code	Assessed	Year	Code	Assessed
FITZGIBBONS ANGELEINE		1892 0475	01-01-2001	U	I	0	1N	2023	3841	850,200	2022	3841	850,200
									3841	460,100		3841	460,100
									3841	19,800		3841	19,800
							Total	1,330,100	Total	1,330,100	Total	1,384,200	

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

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	949,400		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	25,900		
Appraised Land Value (Bldg)	530,300		
Special Land Value	0		
Total Appraised Parcel Value	1,505,600		
Valuation Method	C		
Total Appraised Parcel Value	1,505,600		

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
1090				

NOTES													
GARAGE/SHED SHOW RENOVATED AGES. GARAGE AYB IS 1920													

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
2013-187	07-30-2013	RM	Remodel	14,500	07-30-2013	100		RM 2ND LEVEL OF STRUCTUR	07-30-2013	SJD	7		00	Measure & Listed
124	05-23-2012	AD	Addition	35,000	06-30-2012	100	03-04-2013	2.5'X13.3 ADD & HC ACCESSAB	06-05-2013	SJD	7	7	06	Inspection Only
20010346	08-24-2001	MN	Maintenance	56,000		100		REROOF WOODEN SHINGS	04-12-2013	VGS			20	Field Review
									12-11-2009	KP		1	00	Measure & Listed

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	3841	Yacht Club	RC	Primary	40,946 SF	10.36	1.00000	C	1.00	1090	1.000		0	10.36	530,300	
Total Card Land Units					0.94 AC	Parcel Total Land Area: 0.94					Total Land Value					530,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	68	Res Typ Comm			
Model	94	Commercial			
Grade	07	Very Good			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Use Type	9	Misc/Other			
Bldg Use	3841	Yacht Club			
Total Rooms	12				
Total Baths	4				
SF Finish Bsmt					
Lighting Class	03	Average			
Heat/AC Pct Heated	100				
Baths/Plumbing	03	Above Average			
Ceiling/Wall Rooms/Prtns	06	Ceil & Walls			
Wall Height	03	Above Average			
Base Floor	8.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
3841	Yacht Club	100
		0
		0

COST / MARKET VALUATION		
RCN		1,186,732
Year Built		1780
Effective Year Built		2001
Depreciation Code		E
Remodel Rating		
Year Remodeled		
Depreciation %		20
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		80
Cns Sect Rcnld		949,400
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
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
FGR1	Garage - 1 Stor	L	660	52.00	1984	A	70	C	1.00	24,000
SHD1	Shed	L	130	21.00	1980	A	70	C	1.00	1,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,271	2,271	2,271	238.20	540,961
BSM	Basement	0	1,932	386	47.59	91,947
CAN	Canopy	0	24	2	19.85	476
FOP	Open Porch	0	216	32	35.29	7,623
FUS	Finished Upper Story	2,232	2,232	2,232	238.20	531,671
PTO	Patio	0	956	48	11.96	11,434
WDK	Deck	0	114	11	22.98	2,620
Ttl Gross Liv / Lease Area		4,503	7,745	4,982		1,186,732

