

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SOUTH SHORE CONSERVATORY OF  PO BOX 1523  DUXBURY MA 02331			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
			0 No Sewer	0 Paved	0 Average	BLDG	9510	2,946,600	2,946,600	
				0 Heavy		LAND	9510	1,681,200	1,681,200	
<b>SUPPLEMENTAL DATA</b>						OB	9510	5,400	5,400	
Alt Prcl ID		Cyclical Exemption W			6					
Scnd Hom		District Res Exem								
Tax Class E		Assoc Pid#								
Tot Fin Are 11044										
Total Acres 1.538										
Chapter La										
GIS ID F_880450_2843689										
							Total	4,633,200	4,633,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SOUTH SHORE CONSERVATORY OF MUSI		12474 0344	12-09-1993	U	I	375,000	1N	Year	Code	Assessed	Year	Code	Assessed
								2023	9510	2,602,700	2022	9510	2,602,700
									9510	1,466,600	2021	9510	997,800
									9510	7,300		9510	7,300
							Total	4,076,600	Total	3,607,800	Total	2,939,700	

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

NOTES			
PERIMETER - 363 THE ELLISON CENTER FOR ARTS ELV1 CAP=2500LBS-3 STOPS			

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
2017-273	08-22-2017	BP	Bldg Permit	5,000		100		REMOVE TWO SETS OF INTER	06-19-2014	DG			00	Measure & Listed
41	04-28-2011	MN	Maintenance	14,000	09-23-2011	100		RE-ROOF	04-12-2013	VGS			20	Field Review
97	08-20-2007	MN	Maintenance	22,600		100		REROOF	07-23-2002	D&K		7	00	Measure & Listed
363	08-27-2002	RM	Remodel	8,000		100		DIVIDE CLASSROOMS						
490	12-11-2001	AD	Addition	4,800	07-23-2002	100		10x16 UTILITY SHED						
14368	02-03-1997	NC	New Construct			100		ERECT A SIGN						
13989	04-05-1996	NC	New Construct	1,475,000		100		2STRY CLASSRM 30X70						

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	951C	Commercial Oth	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0090	3.661		0	40.05	1,601,800	
1	951C	Commercial Oth	RC	Residual	0.620	AC	35,000.00	1.00000	5	1.00	0090	3.661		0	2.94	79,400	
Total Card Land Units					1.54	AC	Parcel Total Land Area: 1.54					Total Land Value					1,681,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	83	Schools-Public			
Model	94	Commercial			
Grade	06	Good			
Stories	1.75				
Occupancy	0.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	00	Typical			
Interior Wall 2					
Interior Floor 1	05	Vinyl			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type	5	School			
Bldg Use	3630	Driveintht			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting Class	03	Average			
Heat/AC Pct Heated	0				
Baths/Plumbing	03	Above Average			
Ceiling/Wall	05	Sus-Ceil & WI			
Rooms/Prtns	03	Above Average			
Wall Height	9.00				
Base Floor	0.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
951C	Commercial Other	100
		0
		0

COST / MARKET VALUATION	
RCN	4,356,795
Year Built	1948
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	65
Cns Sect Rcnld	2,831,900
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
SHD1	Shed	L	64	21.00	1980	A	70	C	1.00	900
SHD1	Shed	L	160	21.00	2014	A	70	C	1.00	2,400
LT3	Lights - Incnd	L	4	620.00	2014	G	85	C	1.00	2,100
ELV1	Elevator-Pass	B	1	105400.0	1979		65		0.00	68,500
SPR1	Sprinklers - Wet	B	13,168	5.40	1979		65		0.00	46,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	8,076	8,076	8,076	279.75	2,259,245
CRL	Crawl Space	0	2,286	0	0.00	0
CTH	Cathedral Ceiling	0	2,962	296	27.96	82,805
FBM	Finished Bsmt	0	5,697	3,418	167.84	956,179
FUS	Finished Upper Story	71	71	71	279.75	19,862
TQS	Three Quarter Story	3,713	4,950	3,713	209.84	1,038,704
Ttl Gross Liv / Lease Area		11,860	24,042	15,574		4,356,795

