

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
NEW ENGLAND TEL & VERIZON NE C/O DUFF & PHELPS PO BOX 2749		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	
		0	No Sewer	0	Paved	0	Average	INDUSTR.	4300	410,800	410,800	
				0	Heavy			IND LAND	4300	476,300	476,300	
SUPPLEMENTAL DATA												
Alt Prcl ID					Cyclical		9					
Scnd Hom					Exemption							
Tax Class T					W							
Tot Fin Are 0					District							
Total Acres .9269					Res Exem							
Chapter La												
GIS ID F_877404_2835034					Assoc Pid#							
									Total	891,000	891,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NEW ENGLAND TEL & VERIZON NEW ENGL		2517 0140	08-14-1956	U	I	1	1N	Year	Code	Assessed	Year	Code	Assessed	
								2023	4300	343,500	2022	4300	343,500	
									4300	413,800	2021	4300	413,800	
									4300	2,400		4300	2,400	
									Total	759,700	Total	759,700	Total	676,200

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
1090			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	410,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,900
Appraised Land Value (Bldg)	476,300
Special Land Value	0
Total Appraised Parcel Value	891,000
Valuation Method	C
Total Appraised Parcel Value	891,000

NOTES									
PERIMETER - 286									

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
283	06-02-2003	MN	Maintenance	70,560		100		MAINT WORK/TEL BLDG		03-13-2017	SJD	0	6	00	Measure & Listed
14563	07-14-1997	MN	Maintenance	12,700		100		REPLC & RESHNG L ROOF		04-12-2013	VGS			20	Field Review
										05-30-2012	SJD	0		01	Measure - No Entry

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	4300	Tel X Sta	RC	Primary	40,510 SF	10.45	1.00000	C	0.90	1090	1.000	COND. FACTOR-EASEMENT		0	11.76	476,300
					Total Card Land Units	0.93 AC	Parcel Total Land Area: 0.93							Total Land Value	476,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	79	Telephone Bldg			
Model	96	Ind/Com			
Grade	03	Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	03	Asphalt			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	06	Linoleum			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type	3	Industrial			
Bldg Use	4300	Tel X Sta			
Total Rooms	0				
Total Baths	1				
SF Finish Bsmt					
Lighting	04	Good			
Class	B	Class B			
Heat/AC	01	Heat/Ac Pkgs			
Pct Heated	100				
Baths/Plumbing	02	Average			
Ceiling/Wall	07	Other			
Rooms/Prtns	02	Average			
Wall Height	18.00				
Base Floor	1.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
4300	Tel X Sta	100
		0
		0

COST / MARKET VALUATION		
RCN		613,074
Year Built		1950
Effective Year Built		1988
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		33
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		67
Cns Sect Rcnd		410,800
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
PAV1	Paving - Asphal	L	3,500	4.00	1980	F	55	D	0.50	3,900

BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BAS	First Floor	3,788	3,788	3,788	134.86	510,850		
BSM	Basement	0	3,788	758	26.99	102,224		
Ttl Gross Liv / Lease Area		3,788	7,576	4,546	613,074			

