

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
LEAHY PAUL JOSEPH TT			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905
PAUL JOSEPH LEAHY LIVING TRUST			0	No Sewer	0	Paved	0	Average	RESIDNTL	0105	287,750	287,750	
1 BRISTOL DR			SUPPLEMENTAL DATA				0	Heavy	RES LAND	0105	392,400	392,400	DUXBURY, MA
DUXBURY MA 02332			Alt Prcl ID Cyclical 90				Scnd Hom Exemption		RESIDNTL	0105	10,950	10,950	
Tax Class T			District W				Tot Fin Are 4898		COMMERC.	0310	287,750	287,750	VISION
Total Acres .62			Res Exem				Chapter La		COM LAND	0310	392,400	392,400	
GIS ID F_878122_2835311			Assoc Pid#						COMMERC.	0310	10,950	10,950	
									Total		1,382,200	1,382,200	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LEAHY PAUL JOSEPH TT							46166	0152	10-19-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LEAHY REALTY COMPANY							12415	0281	11-22-1993	U	I	1	1F	2023	0105	231,400	2022	0105	237,200	2021	0105	193,550
GAUGHEN R H TRUSTEE							7371	0232	09-22-1993	Q	I	390,000	00		0105	353,800		0105	353,800		0105	176,950
														0105	6,250		0105	6,250		0105	6,250	
														0310	231,400		0310	237,200		0310	193,550	
														Total		1,182,900	Total		1,194,500	Total		753,500

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)			563,700
1090					Appraised Xf (B) Value (Bldg)			11,800
					Appraised Ob (B) Value (Bldg)			21,900
					Appraised Land Value (Bldg)			784,800
					Special Land Value			0
					Total Appraised Parcel Value			1,382,200
					Valuation Method			C
					Total Appraised Parcel Value			1,382,200

NOTES												VISIT / CHANGE HISTORY					
PERIMETER - 226												Date	Id	Type	Is	Cd	Purpose/Result
BAS = DUXBURY TAILORS. LAW OFFICE,												07-17-2013	GM			00	Measure & Listed
PILATES CENTER												04-12-2013	VGS			20	Field Review
FUS = 3 APARTMENTS																	

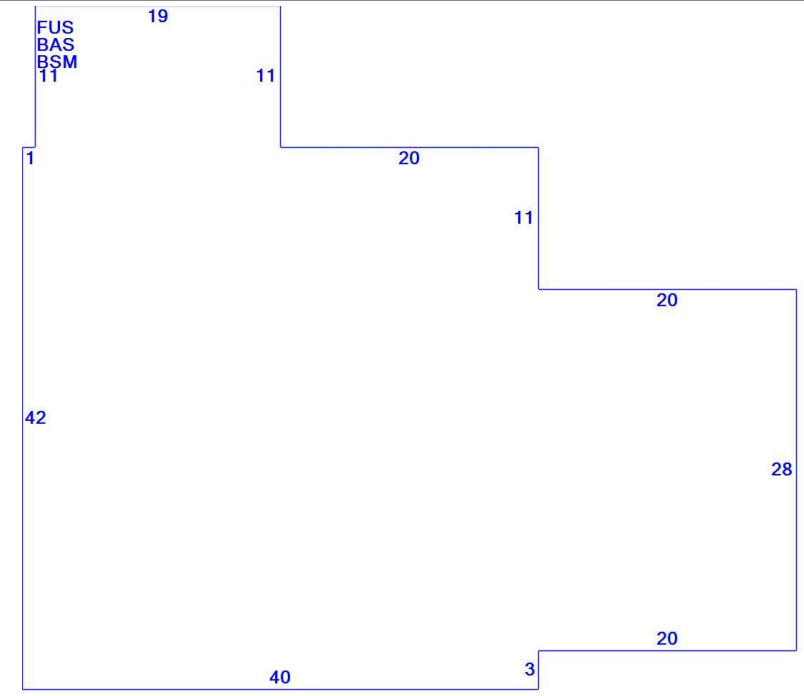
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
CBP-20-10	03-11-2020	MN	Maintenance	12,145		100	04-21-2020	REPLACE FRONT & SIDE DOO		07-17-2013	GM			00	Measure & Listed
2014-302	10-08-2014	RM	Remodel	3,000		100		REFACE DECKING & RAILINGS		04-12-2013	VGS			20	Field Review
2013-0066	05-06-2013	MN	Maintenance	9,300	07-17-2013	100		STRIP & REROOF							
172	09-22-2009	RM	Remodel	3,500		100		FRAME ENCASED OPENIN							
11345	08-23-1989	NC	New Construct	315,000	05-19-1990	100		REPLACE EX PERMIT							
10885	06-24-1988	NC	New Construct	246,000		100		2 STRY COMM BUILDING							

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		
1	0310	Pri Comm	NB	Primary	27,007	SF	14.53	1.00000	C	1.00	1090	1.000		0	14.53	784,800	
Total Card Land Units					0.62	AC	Parcel Total Land Area: 0.62					Total Land Value					784,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Stores/Apt Com			
Model	94	Commercial			
Grade	03	Average			
Stories	2				
Occupancy	6.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Use Type	4	Of/Md/Bnk/Gt			
Bldg Use	0310	Pri Comm			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	03	Average			
Class	D	Class D			
Heat/AC	02	Heat/Ac Split			
Pct Heated	100				
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	9.00				
Base Floor	0.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
0310	Pri Comm	50
0105	Three Fam	50
		0

COST / MARKET VALUATION	
RCN	704,589
Year Built	1990
Effective Year Built	2001
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	80
Cns Sect Rcnd	563,700
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	5,000	4.00	2013	G	85	C	1.00	17,000
SGN2	DOUBLE SIDE	L	45	129.00	2013	G	85	C	1.00	4,900
A/C	Air Conditioning	B	2,449	6.00	2000	G	80		0.00	11,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,449	2,449	2,449	130.77	320,256	
BSM	Basement	0	2,449	490	26.16	64,077	
FUS	Finished Upper Story	2,449	2,449	2,449	130.77	320,256	
Ttl Gross Liv / Lease Area		4,898	7,347	5,388		704,589	



49 DEPOT ST

