

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SOBRAN EVAN S			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
16 WASHINGTON ST			0	No Sewer	0	Paved	0	Average	COMMERC.	3250	305,800	305,800	
DUXBURY MA 02332					0	Heavy			COM LAND	3250	571,800	571,800	
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 1128 Total Acres .18 Chapter La GIS ID F_878325_2834821			Cyclical Exemption W District Res Exem Assoc Pid#						COMMERC.	3250	2,600	2,600	
Total										880,200	880,200		

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SOBRAN EVAN S								52136	46	12-23-2019	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed			
SOBRAN EVAN S TT								46770	0023	04-04-2016	U	I	100	1A	2023	3250	261,200	2022	3250	261,200			
SOBRAN EVAN S								45568	0147	05-20-2015	U	I	506,000	1P		3250	416,200		3250	416,200			
TURNER LYNNE C								45375	0313	03-30-2015	U	I	1	1A		3250	1,800		3250	1,800			
TURNER ROBERT E								39942	0193	05-18-2011	U	I	100	1A	Total				679,200	Total	679,200	Total	483,700

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							
1090					Appraised Bldg. Value (Card) 305,800						
					Appraised Xf (B) Value (Bldg) 0						
					Appraised Ob (B) Value (Bldg) 2,600						
					Appraised Land Value (Bldg) 571,800						
					Special Land Value 0						
					Total Appraised Parcel Value 880,200						
					Valuation Method C						
					Total Appraised Parcel Value 880,200						

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
114	09-04-2012	MN	Maintenance	11,500		100		STRIP REROOF		05-19-2016	SJD	9		01	Measure - No Entry
74	04-09-2010	MN	Maintenance	3,500		100		RM CHIMNEY & REPAIR		04-12-2013	VGS			20	Field Review
87	03-13-2002	RM	Remodel	2,500		100		RESIDE 6SQ/RMV DOORS		09-08-2010	KP		1	00	Measure & Listed
19990484	10-20-1999	RM	Remodel	10,000		100		KITCHEN & BATHROOM							
15076	08-12-1998	RM	Remodel	2,500		100		RPLC WNDW DNRM&SNRM							
14978	06-18-1998	RM	Remodel	1,000		100		WNDW TO DOOR W/ STEP							

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	7,841	SF	40.51	1.00000	C	0.90	1090	1.000	NEXT TO EXXON-RES USE	0	72.92	571,800
Total Card Land Units					0.18	AC	Parcel Total Land Area: 0.18					Total Land Value			571,800	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	68	Res Typ Comm									
Model	94	Commercial									
Grade	06	Good									
Stories	1.5										
Occupancy	1.00										
Exterior Wall 1	11	Clapboard									
Exterior Wall 2	14	Wood Shingle									
Roof Structure	04	Hip									
Roof Cover	03	Asphalt									
Interior Wall 1	03	Plaster									
Interior Wall 2											
Interior Floor 1	12	Hardwood				RCN		413,197			
Interior Floor 2											
Heating Fuel	03	Gas				Year Built		1912			
Heating Type	04	Forced Air-Duc				Effective Year Built		1995			
AC Type						Depreciation Code		VG			
Use Type	2	Retail				Remodel Rating					
Bldg Use	3250	Small Retail				Year Remodeled					
Total Rooms	5					Depreciation %		26			
Total Baths	2.5					Functional Obsol					
SF Finish Bsmt	0					External Obsol					
Lighting	03	Average				Trend Factor		1.000			
Class	C	Class C				Condition					
Heat/AC	03	Average				Condition %					
Pct Heated	100					Percent Good		74			
Baths/Plumbing	02	Average				Cns Sect Rcnd		305,800			
Ceiling/Wall	06	Ceil & Walls				Dep % Ovr					
Rooms/Prtns	02	Average				Dep Ovr Comment					
Wall Height	8.00					Misc Imp Ovr					
Base Floor	1.00					Misc Imp Ovr Comment					
1st Floor Use						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
PTO	Patio	L	250	15.00	2001	A	70	C	1.00	2,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	856	856	856	268.31	229,673	
BSM	Basement	0	582	116	53.48	31,124	
CTH	Cathedral Ceiling	0	64	6	25.15	1,610	
FNS	Finished 90% Story	562	624	562	241.65	150,790	
Ttl Gross Liv / Lease Area		1,418	2,126	1,540		413,197	

