

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
TRIPLE J REALTY LLC			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
12 RIVERSIDE DR			0	No Sewer	0	Paved	0	Average	COMMERC.	3400	1,011,300	1,011,300
PEMBROKE MA 02359					0	Heavy			COM LAND	3400	739,400	739,400
SUPPLEMENTAL DATA												
Alt Prcl ID						Cyclical		90				
Scnd Hom						Exemption						
Tax Class T						W						
Tot Fin Are 8270						District						
Total Acres .41						Res Exem						
Chapter La												
GIS ID F_878014_2834748						Assoc Pid#						
Total										1,762,600	1,762,600	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TRIPLE J REALTY LLC			55413	33	08-02-2021	Q	I	1,700,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VERCOLLONE PAUL L & LEO M TT			10646	0290	12-18-1991	U	I	1	1B	2023	3400	961,400	2022	3400	961,400	2021	3400	358,700
											3400	646,600		3400	646,600		3400	808,300
											3400	7,400		3400	7,400		3400	7,400
Total										1,615,400	Total	1,615,400	Total	1,174,400				

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			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)	1,011,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	11,900
Appraised Land Value (Bldg)	739,400
Special Land Value	0
Total Appraised Parcel Value	1,762,600
Valuation Method	C
Total Appraised Parcel Value	1,762,600

NOTES									
DUNKIN DOUGHNUTS 1352 SQFT									
OFFICE 6880 SQFT									

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
CPO-22-52	04-25-2023	MN	Maintenance	14,040		100	04-25-2023	RE-WRAP 10 AWNING FRAMES	04-12-2013	VGS			20	Field Review
CPO-22-48	10-13-2022	MN	Maintenance	42,900		100	10-13-2022	STRIP & REROOF	03-07-2012	SJD	0	1	00	Measure & Listed
5	01-14-2011	RM	Remodel	50,000	09-23-2011	100		DUNKIN DONUTS SPACE						
165	10-25-2010	MN	Maintenance	33,600	09-23-2011	100		ROOF						
140	04-09-2004	RM	Remodel	20,000		100		FINISH/INSULATE WALL						
68	03-01-2004	RM	Remodel	19,000		100		2 HANDICAP.BATHROOMS						
20000498	12-13-2000	RM	Remodel	50,000		100		INTERIOR& AWNING						

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	3400	Office Bld	NB	Primary	17,860	SF	20.70	1.00000	C	1.00	1090	1.000		0	20.70	739,400	
Total Card Land Units					0.41	AC	Parcel Total Land Area: 0.41					Total Land Value					739,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	05	Ave/Good			
Stories	1.3				
Occupancy	0.00				
Exterior Wall 1	17	Stucco			
Exterior Wall 2					
Roof Structure	00	Typical			
Roof Cover	02	Rolled Compos			
Interior Wall 1	00	Typical			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	08	Other			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Use Type	4	Of/Md/Bnk/Gt			
Bldg Use	3400	Office Bld			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	04	Good			
Class	C	Class C			
Heat/AC	03	Average			
Pct Heated	100				
Baths/Plumbing	03	Above Average			
Ceiling/Wall	05	Sus-Ceil & WI			
Rooms/Prtns	03	Above Average			
Wall Height	12.00				
Base Floor	1.00				
1st Floor Use					

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
OHD	Overhead Door	B	3	4100.00	1971		0		0.00	0
PAV1	Paving - Asphal	L	4,250	4.00	1980	A	70	C	1.00	11,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	6,600	6,600	6,600	169.05	1,115,730	
FUS	Finished Upper Story	1,632	1,632	1,632	169.05	275,890	
PTO	Patio	0	132	7	8.96	1,183	
UAT	Unfinished Attic	0	3,720	558	25.36	94,330	
Ttl Gross Liv / Lease Area		8,232	12,084	8,797		1,487,133	

22			6 PTO		
UAT			BAS		
62			60		
BAS	FUS	BAS	BAS	FUS	BAS
48			48		48
13			34		13

