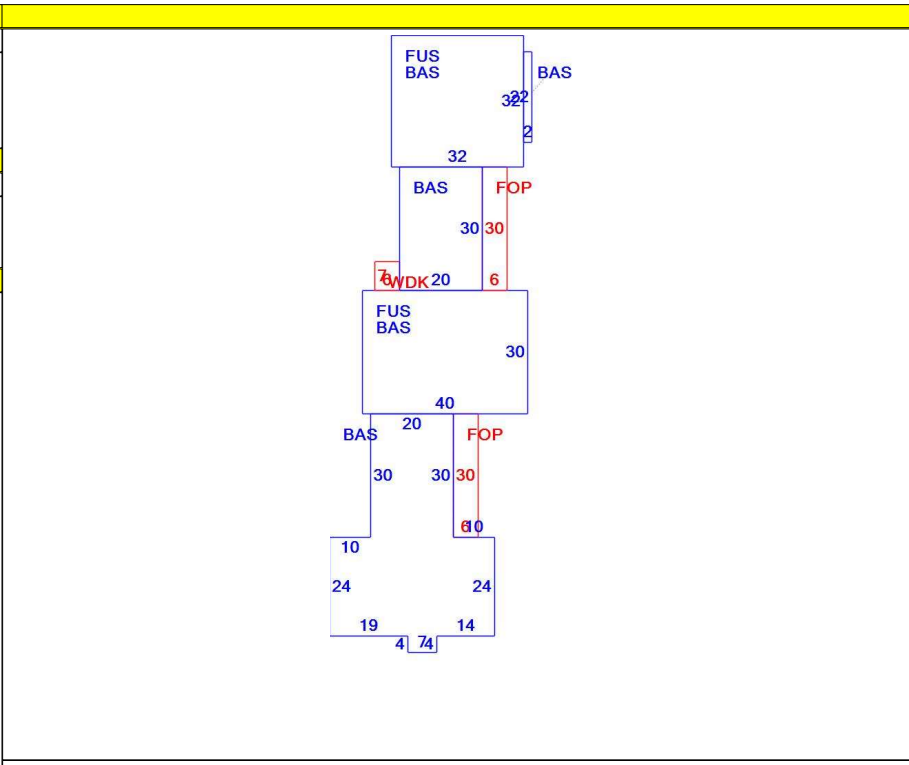


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>									
DUXBURY MARKETPLACE LLC  82 MAIN ST  KINGSTON MA 02364		0	Water	0	Arterial	0	Average	Description	Code			Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	COMMERC.	3250			650,900	650,900						
		0		0	Heavy			COM LAND	3250			789,600	789,600						
<b>SUPPLEMENTAL DATA</b>						0		COMMERC.	3250	33,000	33,000								
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 5832 Total Acres .64 Chapter La GIS ID F_878191_2834915				Cyclical Exemption W District Res Exem Assoc Pid#		90		Total		1,473,500	1,473,500								
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
DUXBURY MARKETPLACE LLC DUX RLTY TRUST			47526	0195	09-29-2016	U	I	4,800,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
			10804	0016	03-05-1992	U	I	1	1I	2023	3250	582,800	2022	3250	582,800	2021	3250	364,700	
												3250	710,800		3250	710,800		3250	355,600
Total									Total		1,314,200	Total		1,314,200	Total		740,900		
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												<b>APPRAISED VALUE SUMMARY</b>							
Nbhd	Nbhd Name		B			Tracing			Batch			Appraised Bldg. Value (Card) 650,900							
1090												Appraised Xf (B) Value (Bldg) 0							
												Appraised Ob (B) Value (Bldg) 33,000							
												Appraised Land Value (Bldg) 789,600							
												Special Land Value 0							
												Total Appraised Parcel Value 1,473,500							
												Valuation Method C							
												Total Appraised Parcel Value 1,473,500							
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		
2018-85	03-20-2018	MN	Maintenance	15,600		100		STRIP AND REROOF				05-21-2014	DG			00	Measure & Listed		
444	10-10-2002	MN	Maintenance	9,000		100		STRIP & REROOF				04-12-2013	VGS			20	Field Review		
119990395	08-27-1999	RM	Remodel	30,000		100		ALTERATION/COMMERCIL											
19990276	06-18-1999	RM	Remodel			100		REPLACE 2 SIGNS											
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	27,878	SF	14.16	1.00000	C	1.00	1090	1.000				0		14.16	789,600
Total Card Land Units					0.64	AC	Parcel Total Land Area: 0.64					Total Land Value					789,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	Strip Stores			
Model	94	Commercial			
Grade	03	Average			
Stories	1				
Occupancy	6.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	07	Gambrel			
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	2	Retail			
Bldg Use	3250	Small Retail			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting Class	03	Average			
Heat/AC Pct Heated	100				
Baths/Plumbing	02	Average			
Ceiling/Wall Rooms/Prtns	06	Ceil & Walls			
Wall Height	8.00				
Base Floor	1.00				
1st Floor Use					
			<b>MIXED USE</b>		
			Code	Description	Percentage
			3250	Small Retail	100
					0
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		903,970
			Year Built	1974	
			Effective Year Built	1993	
			Depreciation Code	A	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	28	
			Functional Obsol		
			External Obsol		
			Trend Factor	1.000	
			Condition		
			Condition %		
			Percent Good	72	
			Cns Sect Rcnd	650,900	
			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
PAV1	Paving - Asphal	L	15,000	4.00	1980	F	55	C	1.00	33,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,456	4,456	4,456	134.16	597,817	
FOP	Open Porch	0	360	54	20.12	7,245	
FUS	Finished Upper Story	2,224	2,224	2,224	134.16	298,372	
WDK	Deck	0	42	4	12.78	537	
Ttl Gross Liv / Lease Area		6,680	7,082	6,738		903,971	

