

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DUXBURY BAY MARITIME SCHOOL PO BOX 263A DUXBURY MA 02331		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	0105	268,140	268,140	
				0	Light			RES LAND	0105	250,320	250,320	
SUPPLEMENTAL DATA						COMMERC.	0340	357,546	357,546			
Alt Prcl ID		Scnd Home		Cyclical	80	COM LAND	0340	155,190	155,190			
Tax Class		T		Exemption	W	BLDG	9430	5,014,114	5,014,114			
Tot Fin Area		2.41		District	Res Exem	LAND	9430	3,223,090	3,223,090			
Total Acres		2.41		Assoc Pid#		OB	9430	145,700	145,700			
Chapter Lan						Total		9,414,100	9,414,100			
GIS ID		F_881554_2840092										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DUXBURY BAY MARITIME SCHOOL MOORES FALLS CORP		LCC	93118	04-10-1998	U	I	850,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		LCC	51286	04-23-1993	U	I	316,600	1P	2023	0105	203,190	2022	0105	189,930	2021	0105	171,990
									0105	178,290		0105	178,290		0105	114,630	
									0340	338,352		0340	338,352		0340	263,004	
									0340	139,748		0340	139,748		0340	89,838	
									0105	1,000,000		0105	1,000,000		0105	1,000,000	
									Total	8,314,100		Total	8,291,100		Total	6,533,900	

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				APPROAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
1090					Appraised Bldg. Value (Card)	5,550,900		
					Appraised Xf (B) Value (Bldg)	88,900		
					Appraised Ob (B) Value (Bldg)	145,700		
					Appraised Land Value (Bldg)	3,628,600		

NOTES										VISIT / CHANGE HISTORY					
SAFE RESIDENTIAL BUILDING 30% RENTED TO PRIVATE PARTY										Date	Id	Type	Is	Cd	Purpose/Result
										07-22-2013	SJD	3		30	Quality Control
										04-12-2013	VGS			20	Field Review
										01-14-2013	SJD	0	7	00	Measure & Listed
										07-09-2009	K&D		7	00	Measure & Listed
										Total Appraised Parcel Value		9,414,100			
										Valuation Method		C			

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-23-33	08-15-2023	MN	Maintenance	8,000		0		REPLACE ROTTED DECKING &		07-22-2013	SJD	3		30	Quality Control
CPO-21-3	01-19-2021	MN	Maintenance	10,000		100	05-10-2021	CONSTRUCT A NEW FULL HEI		04-12-2013	VGS			20	Field Review
CBP-19-3	04-10-2019	NC		2,502,000	05-12-2020	100		CONSTRUCT 2 STORY STEEL		01-14-2013	SJD	0	7	00	Measure & Listed
2019-46	02-15-2019	NC	New Construct	285,000	05-12-2020	100		INSTALL NEW PILE SUPPORTE		07-09-2009	K&D		7	00	Measure & Listed
2019-30	02-04-2019	RM	Remodel	185,950	06-06-2019	100		REMODEL STORAGE AREA TO							
2018/402	11-06-2018	DM	Demolish	18,000	06-03-2019	100		DEMO METAL STORAGE BLDG							
69	05-26-2009	DM	Demolish	16,500		100		EXISTIN ADMIN BLDG							

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	0105	Three Fam	NB	Primary	6,534	SF	45.61	1.00000	C	0.80	1090	1.000	W350	3.5000	127.70	834,400
Total Card Land Units					0.15	AC	Parcel Total Land Area					2.41	Total Land Value			834,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type		
Grade	07	Very Good	Unfin Area	0.00	
Stories	2.75				
Occupancy	3				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	9				
Full Baths	6				
Half Baths	0				
Extra Fixtures	3				
Total Rooms	15				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	01	Posts Piers			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA

Parcel Id		C		OWNE
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION

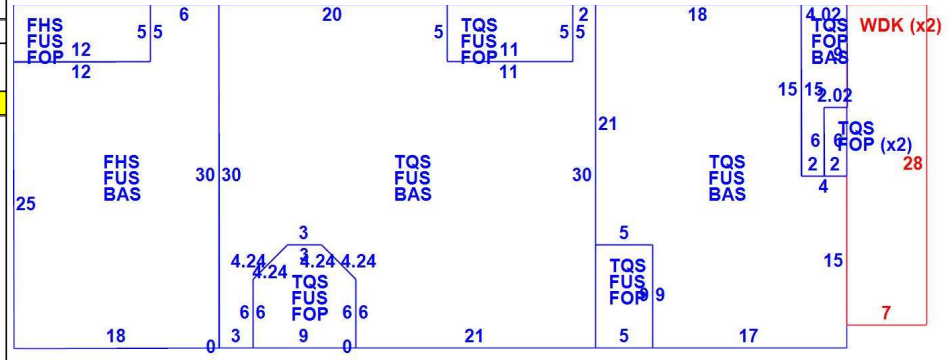
Net Other Adj	988,311
Replace Cost	39,040
Year Built	1,027,351
Effective Year Built	2003
Depreciation Code	2008
Remodel Rating	A
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	893,800
Dep % Ovr	
Dep Ovr Comment	
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	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,946	1,946	1,946	174.34	339,258
FHS	Finished Half Story	270	540	270	87.17	47,071
FOP	Open Porch	0	304	46	26.38	8,019
FUS	Finished Upper Story	2,130	2,130	2,130	174.34	371,336
TQS	Three Quarter Story	1,238	1,650	1,238	130.80	215,828
WDK	Deck	0	392	39	17.34	6,799
Ttl Gross Liv / Lease Area		5,584	6,962	5,669		988,311



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
DUXBURY BAY MARITIME SCHOOL PO BOX 263A DUXBURY MA 02331		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	0105		268,140	268,140
				0	Light			RES LAND	0105		250,320	250,320
SUPPLEMENTAL DATA						COMMERC.	0340	357,546	357,546			
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are Total Acres 2.41 Chapter La GIS ID F_881554_2840092				Cyclical Exemption W District Res Exem Assoc Pid#	80 W	COM LAND	0340	155,190	155,190			
						BLDG	9430	5,014,114	5,014,114			
						LAND	9430	3,223,090	3,223,090			
						OB	9430	145,700	145,700			
						Total		9,414,100	9,414,100			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DUXBURY BAY MARITIME SCHOOL MOORES FALLS CORP		LCC	93118	04-10-1998	U	I	850,000	1N	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		LCC	51286	04-23-1993	U	I	316,600	1P	2023	0105	203,190	2022	0105	189,930	2021	0105	171,990
									0105	178,290		0105	178,290		0105	114,630	
									0340	338,352		0340	338,352		0340	263,004	
									0340	139,748		0340	139,748		0340	89,838	
									Total		8,314,100	Total		8,291,100	Total		6,533,900

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
			Total					0.00	Appraised Bldg. Value (Card) 5,550,900			
								Appraised Xf (B) Value (Bldg) 88,900				
								Appraised Ob (B) Value (Bldg) 145,700				
								Appraised Land Value (Bldg) 3,628,600				
								Special Land Value 0				
								Total Appraised Parcel Value 9,414,100				
								Valuation Method C				
								Total Appraised Parcel Value 9,414,100				

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
1090			

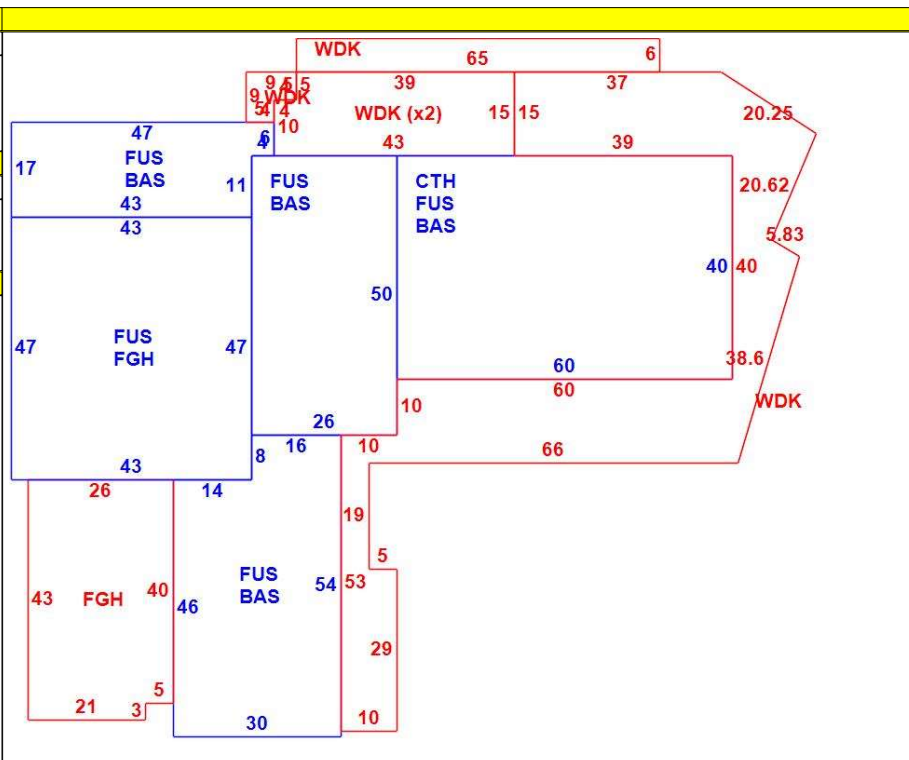
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	

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	
2	0340	Office Bld	NB	Primary	28,314	SF	13.98	1.00000	C	0.80	1090	1.000		0	39.15	1,108,500
					Total Card Land Units	0.65	AC	Parcel Total Land Area: 2.41					Total Land Value	3,628,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	05	Ave/Good			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Use Type	4	Of/Md/Bnk/Gt			
Bldg Use	943C	Edu. Other			
Total Rooms	0				
Total Baths	4				
SF Finish Bsmt					
Lighting Class	04	Good Class B			
Heat/AC Pct Heated	01	Heat/Ac Pkgs			
Baths/Plumbing	03	Above Average			
Ceiling/Wall Rooms/Prtns	06	Ceil & Walls Above Average			
Wall Height	12.00				
Base Floor	1.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
0340	Office Bld	14
943C	Edu. Other	86
		0

COST / MARKET VALUATION		
RCN		2,910,262
Year Built		2009
Effective Year Built		2007
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		14
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		86
Cns Sect Rcndld		2,502,800
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
ELV-H	Elevator	B	1	34800.00	2009	A	86	C	0.00	29,900
OHD	Overhead Door	B	6	4100.00	2009	A	86		0.00	21,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,963	5,963	5,963	180.01	1,073,415	
CTH	Cathedral Ceiling	0	2,400	240	18.00	43,203	
FGH	Heated Garage	0	3,124	1,562	90.01	281,180	
FUS	Finished Upper Story	7,984	7,984	7,984	180.01	1,437,220	
WDK	Deck	0	4,175	418	18.02	75,245	
Ttl Gross Liv / Lease Area		13,947	23,646	16,167		2,910,263	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DUXBURY BAY MARITIME SCHOOL PO BOX 263A DUXBURY MA 02331		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	0105	268,140	268,140
		0	Light					RES LAND	0105	250,320	250,320
SUPPLEMENTAL DATA											
Alt Prcl ID				Cyclical	80	COMMERC.		0340	357,546	357,546	905 DUXBURY, MA VISION
Scnd Hom				Exemption	W	COM LAND		0340	155,190	155,190	
Tax Class T				W	W	BLDG		9430	5,014,114	5,014,114	
Tot Fin Are				District		LAND		9430	3,223,090	3,223,090	
Total Acres 2.41				Res Exem		OB		9430	145,700	145,700	
Chapter La											
GIS ID F_881554_2840092				Assoc Pid#							
Total									9,414,100	9,414,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUXBURY BAY MARITIME SCHOOL MOORES FALLS CORP		LCC 93118	04-10-1998	U	I	850,000	1N	Year	Code	Assessed	Year	Code	Assessed			
		LCC 51286	04-23-1993	U	I	316,600	1P	2023	0105	203,190	2022	0105	189,930	2021	0105	171,990
									0105	178,290		0105	178,290		0105	114,630
									0340	338,352		0340	338,352		0340	263,004
									0340	139,748		0340	139,748		0340	89,838
									0105	1,685,300		0105	1,685,300		0105	1,685,300
Total									8,314,100	Total	8,291,100	Total	6,533,900			

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
1090				

NOTES											
ROWING CENTER											

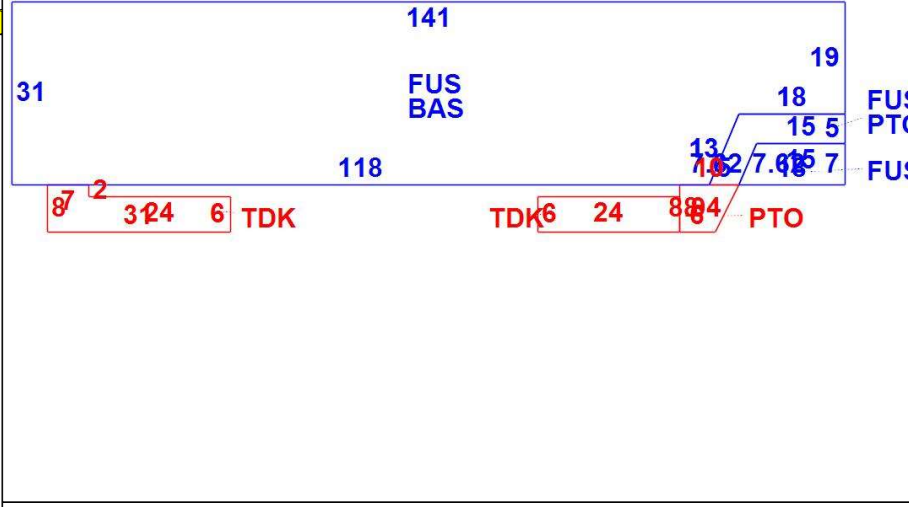
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
										05-12-2020	SJD	5		01	Measure - No Entry

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	
3	943C	Edu. Other	NB	Primary	60,984 SF	9.87	1.00000	C	0.80	1090	1.000			0	27.64	1,685,300
3	943C	Edu. Other	NB	Undevelop	0.210 AC	2,000.00	1.00000	0	1.00	1090	1.000			0	0.04	400
Total Card Land Units					1.61 AC	Parcel Total Land Area: 2.41					Total Land Value					3,628,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	Profess. Bldg			
Model	94	Commercial			
Grade	07	Very Good			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	03	Concrete			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type	9	Misc/Other			
Bldg Use	943C	Edu. Other			
Total Rooms	2				
Total Baths	2				
SF Finish Bsmt					
Lighting	04	Good			
Class	B	Class B			
Heat/AC	03	Average			
Pct Heated	100				
Baths/Plumbing	03	Above Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	10.00				
Base Floor	1.00				
1st Floor Use	ROWIN				

MIXED USE		
Code	Description	Percentage
943C	Edu. Other	100
		0
		0

COST / MARKET VALUATION	
RCN	2,220,899
Year Built	2019
Effective Year Built	2018
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	3
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	97
Cns Sect Rcndld	2,154,300
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
OHD	Overhead Door	B	1	4100.00	2019	A	97	C	0.00	4,000
PTO	Patio	L	6,500	15.00	2009	A	70	C	1.00	68,300
SHD1	Shed	L	120	21.00	2009	A	70	C	1.00	1,800
SHD1	Shed	L	120	21.00	2009	A	70	C	1.00	1,800
PAV1	Paving - Asphal	L	20,000	4.00	2009	A	70	C	1.00	56,000
WDK	Deck	L	2,424	21.00	2002	A	70	D	0.50	17,800
ELV-H	Elevator	B	1	34800.00	2019	A	97	C	0.00	33,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,125	4,125	4,125	260.03	1,072,616	
FUS	Finished Upper Story	4,372	4,372	4,372	260.03	1,136,842	
PTO	Patio	0	195	10	13.33	2,600	
TDK	Trex Deck	0	344	34	25.70	8,841	
Ttl Gross Liv / Lease Area		8,497	9,036	8,541		2,220,899	

