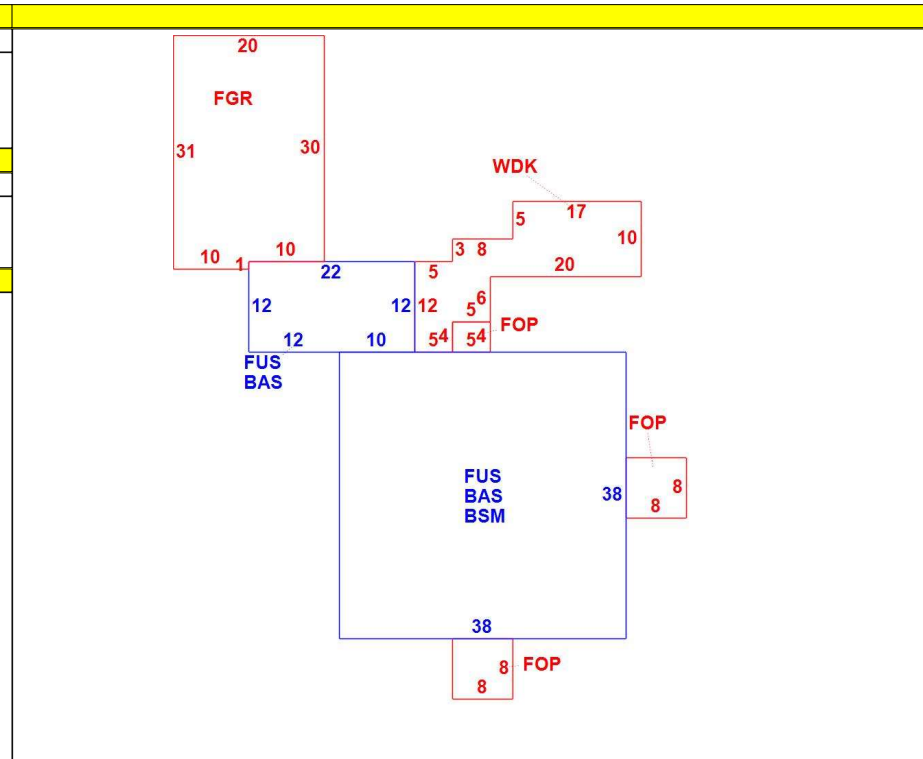


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
DITCH DIGGER LLC  PO BOX 348  DUXBURY MA 02331			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed							
			0 No Sewer	0 Paved	0 Average	COMMERC.	3400	551,100	551,100							
				0 Light		COM LAND	3400	519,300	519,300							
<b>SUPPLEMENTAL DATA</b>						Total				1,070,400	1,070,400					
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 3416 Total Acres .85 Chapter La GIS ID F_881059_2839455		Cyclical Exemption W District HISTORIC ATM 2 Res Exem Assoc Pid#		80												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DITCH DIGGER LLC		49131 0116	11-01-2017	U	I	8,000,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DIAMOND/SINACORI LLC		49131 0103	11-01-2017	U	I	7,000,000	1V	2023	3400	439,300	2022	3400	388,100	2021	3400	349,300
BATTELLE MEMORIAL INSTITUTE		5272 0103	12-31-1982	U	I	267,693	1B		3400	455,900		3400	455,900		3400	364,700
CLAPP WILLIAM F LABORATORIES INC		2005 0165	12-31-1947	U	I	100	1A									
CLAPP NELLIE A		0909 0321	01-03-1905	U	I	1	1A									
		Total						895,200		Total		844,000		Total		714,000
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)						551,100
1090										Appraised Xf (B) Value (Bldg)						0
										Appraised Ob (B) Value (Bldg)						0
										Appraised Land Value (Bldg)						519,300
										Special Land Value						0
										Total Appraised Parcel Value						1,070,400
										Valuation Method						C
										Total Appraised Parcel Value						1,070,400
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-21-4	05-28-2021	CM	Commercial	187,600	06-01-2022	100		Renovate 1st floor converting 4 o		06-01-2022	SJD	5	6	07	Measure - Info @ Door	
CPO-20-16	02-23-2021	MN	Maintenance	29,500		100		Replace existing windows with n		11-14-2013	SJD	7	7	00	Measure & Listed	
CPO-20-16	09-17-2020	MN	Maintenance	161,600	06-01-2022	100		Replace exterior siding/trim/rebuil		04-12-2013	VGS			20	Field Review	
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	RC	Primary	37,026 SF	11.22	1.00000	C	1.00	1090	1.000			0	11.22	519,300
Total Card Land Units					0.85 AC	Parcel Total Land Area: 0.85					Total Land Value					519,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	84	Offc ovr Ret			
Model	94	Commercial			
Grade	06	Good			
Stories	2				
Occupancy			<b>MIXED USE</b>		
Exterior Wall 1	14	Wood Shingle	Code	Description	Percentage
Exterior Wall 2			3400	Office Bld	100
Roof Structure	04	Hip			0
Roof Cover	03	Asphalt			0
Interior Wall 1	05	Drywall	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			RCN		847,828
Interior Floor 1	09	Pine/Soft Wood	Year Built		1800
Interior Floor 2			Effective Year Built		1986
Heating Fuel	03	Gas	Depreciation Code		A
Heating Type	05	Hot Water	Remodel Rating		
AC Type	03	Central	Year Remodeled		
Use Type	4	Of/Md/Bnk/Gt	Depreciation %		35
Bldg Use	3400	Office Bld	Functional Obsol		
Total Rooms	11		External Obsol		
Total Baths	1		Trend Factor		1.000
SF Finish Bsmt			Condition		
Lighting	04	Good	Condition %		
Class	C	Class C	Percent Good		65
Heat/AC	02	Heat/Ac Split	Cns Sect Rcnld		551,100
Pct Heated	100		Dep % Ovr		
Baths/Plumbing	02	Average	Dep Ovr Comment		
Ceiling/Wall	06	Ceil & Walls	Misc Imp Ovr		
Rooms/Prtns	02	Average	Misc Imp Ovr Comment		
Wall Height	8.00		Cost to Cure Ovr		
Base Floor			Cost to Cure Ovr Comment		
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,708	1,708	1,708	211.90	361,932	
BSM	Basement	0	1,444	289	42.41	61,240	
FGR	Garage	0	610	244	84.76	51,705	
FOP	Open Porch	0	148	22	31.50	4,662	
FUS	Finished Upper Story	1,708	1,708	1,708	211.90	361,932	
WDK	Deck	0	300	30	21.19	6,357	
Ttl Gross Liv / Lease Area		3,416	5,918	4,001		847,828	

