

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
DITCH DIGGER LLC				0 Water		0 Private		0 Average		Description	Code	Appraised	Assessed					
PO BOX 348				0 No Sewer		0 Paved		0 Average		COMMERC.	3400	197,900	197,900	VISION				
						0 Light				COM LAND	3400	375,100	375,100					
DUXBURY MA 02331										COMMERC.	3400	76,800	76,800					
SUPPLEMENTAL DATA Alt Prcl ID Cyclical 80 Scnd Hom Exemption Tax Class T W Tot Fin Are 2452 District Total Acres .46 Res Exem Chapter La GIS ID F_881176_2839219 Assoc Pid#																		
Total											649,800	649,800						
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	152,900	2022	3400	152,900	2021	3400	125,100
BATTELLE MEMORIAL INSTITUTE				5554 0021	01-17-1984	U	I	174,000	1K		3400	335,100		3400	335,100		3400	335,100
MILLER RICHARD C				3847 0580	12-19-1972	U	I	26,000	1A		3400	48,000		3400	48,000			
Total											536,000	Total	536,000	Total	460,200			
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)					197,900		
1090											Appraised Xf (B) Value (Bldg)					0		
										Appraised Ob (B) Value (Bldg)					76,800			
										Appraised Land Value (Bldg)					375,100			
										Special Land Value					0			
										Total Appraised Parcel Value					649,800			
										Valuation Method					C			
										Total Appraised Parcel Value					649,800			
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-20-31	11-04-2020	CM	Commercial	28,000	05-12-2021	100		Construct a 30x40' flat roof on ro			11-14-2013	SJD	7	7	00	Measure & Listed		
CPO-20-30	11-04-2020	CM	Commercial	35,000	05-12-2021	100		Install Foundation only for oyster			04-12-2013	VGS			20	Field Review		
2014-159	06-20-2014	DM	Demolish	13,500		100	01-01-1000	NO ACTION AS OF 5/8/2017 - A										
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	20,038 SF	18.72	1.00000	C	1.00	1090	1.000			0		18.72	375,100	
Total Card Land Units					0.46 AC	Parcel Total Land Area: 0.46					Total Land Value					375,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	68	Res Typ Comm			
Model	94	Commercial			
Grade	02	Below Average			
Stories	2				
Occupancy					
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	02	Wall Board			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Use Type	4	Of/Md/Bnk/Gt			
Bldg Use	3400	Office Bld			
Total Rooms	8				
Total Baths	1.5				
SF Finish Bsmt	0				
Lighting	03	Average			
Class	D	Class D			
Heat/AC	00	None			
Pct Heated	100				
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	8.00				
Base Floor					
1st Floor Use					

MIXED USE		
Code	Description	Percentage
3400	Office Bld	100
		0
		0

COST / MARKET VALUATION		
RCN		329,868
Year Built		1924
Effective Year Built		1981
Depreciation Code		F
Remodel Rating		
Year Remodeled		
Depreciation %		40
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		60
Cns Sect Rcnld		197,900
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
SHD4	Shed Comm.	L	1,200	32.00		E	100	A	2.00	76,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAL	Balcony	0	72	7	11.66	840	
BAS	First Floor	1,253	1,253	1,253	119.95	150,300	
BSM	Basement	0	1,100	220	23.99	26,389	
FHS	Finished Half Story	30	60	30	59.98	3,599	
FOP	Open Porch	0	160	24	17.99	2,879	
FUS	Finished Upper Story	1,200	1,200	1,200	119.95	143,942	
WDK	Deck	0	160	16	12.00	1,919	
Ttl Gross Liv / Lease Area		2,483	4,005	2,750		329,868	

