

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
WATERFRONT WORLD HQ LLC		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
		0	No Sewer	0	Paved	0	Average	RESIDNTL	0130	176,490	176,490	
				0	Light			RES LAND	0130	188,922	188,922	
SUPPLEMENTAL DATA												
Alt Prcl ID				Cyclical		80		RESIDNTL	0130	5,032	5,032	VISION
Scnd Hom				Exemption				COMMERC.	0310	300,510	300,510	
Tax Class T				W				COM LAND	0310	321,678	321,678	
Tot Fin Are 2941				District		HISTORIC ATM 2		COMMERC.	0310	8,568	8,568	
Total Acres .776				Res Exem								
Chapter La				Assoc Pid#								
GIS ID F_881054_2839223								Total 1,001,200 1,001,200				

RECORD OF OWNERSHIP								PREVIOUS ASSESSMENTS (HISTORY)							
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
50920 302	03-21-2019	U	I	100	1A										
50545 0105	11-21-2018	U	I	800,000	1U	2023	0130	148,740	2022	0130	164,687	2021	0130	136,826	
49131 0116	11-01-2017	U	I	8,000,000	1V		0130	167,610		0130	167,610		0130	134,014	
49131 0103	11-01-2017	U	I	7,000,000	1V		0130	3,145		0130	3,145		0130	3,145	
5272 0098	12-31-1982	U	I	216,704	1K		0310	253,260		0310	280,413		0310	232,974	
Total								863,500	Total		906,600	Total		740,500	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
1090			

NOTES											
BRIDGE HOUSE											

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
2019-45	02-14-2019	RM	Remodel	366,870	06-03-2019	100		REMODEL EXISTING BLDG. OP	11-14-2013	SJD	7	7	00	Measure & Listed
2019-26	01-28-2019	NC	New Construct	17,000	06-03-2019	100		FRAME ONLY-CONSTRUCT A 5	04-12-2013	VGS			20	Field Review
2019-76	09-10-2018	MS	Miscellaneous	22,650	06-03-2019	100		INSTALL 1 FURNACE , AIR CON	07-01-1996	BB			70	Prior Inspection
2018-337	09-10-2018	RM	Remodel	30,000	06-03-2019	100		RESIDE BLDG. NEW/FIX WIND						
107	09-15-2008	MN	Maintenance	16,000		100		ROOF						
61	06-15-2007	MN	Maintenance	104,905		100		STRIP&REROOF						
283	06-17-2004	RM	Remodel	20,000		100		REFURB BUILDING						

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	0310	Pri Comm	RC	Primary	33,815	SF	12.08	1.00000	C	1.00	1090	1.000		0	12.08 510,600
Total Card Land Units					0.78	AC	Parcel Total Land Area: 0.78					Total Land Value		510,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	68	Res Typ Comm			
Model	94	Commercial			
Grade	06	Good			
Stories	2.5				
Occupancy	0.00				
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	09	Pine/Soft Wood			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Use Type	4	Of/Md/Bnk/Gt			
Bldg Use	3400	Office Bld			
Total Rooms	10				
Total Baths	3				
SF Finish Bsmt	0				
Lighting	04	Good			
Class	B	Class B			
Heat/AC	03	Average			
Pct Heated	100				
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	8.00				
Base Floor	1.00				
1st Floor Use	OFFICE				

MIXED USE		
Code	Description	Percentage
0310	Pri Comm	63
0130	Pri Res	37
		0

COST / MARKET VALUATION		
RCN		733,848
Year Built		1830
Effective Year Built		1986
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		35
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		65
Cns Sect Rcndld		477,000
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	4,000	4.00	2019	G	85	C	1.00	13,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,829	1,829	1,829	213.08	389,723	
BSM	Basement	0	1,857	371	42.57	79,053	
FNS	Finished 90% Story	1,066	1,184	1,066	191.84	227,143	
FOP	Open Porch	0	571	86	32.09	18,325	
FSP	Screened Porch	0	109	22	43.01	4,688	
FUS	Finished Upper Story	46	46	46	213.08	9,802	
RMP	Ramp Aluminum	0	235	24	21.76	5,114	
Ttl Gross Liv / Lease Area		2,941	5,831	3,444		733,848	

