

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DITCH DIGGER LLC PO BOX 348 DUXBURY MA 02331			8 Sloping	0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
				0 No Sewer	0 Paved	0 Average	COMMERC.	3400	4,737,700	4,737,700	
					0 Light		COM LAND	3400	3,136,200	3,136,200	
SUPPLEMENTAL DATA							COMMERC.	3400	529,100	529,100	
Alt Prcl ID Scnd Hom Tax Class E Tot Fin Are 27587 Total Acres 9.068 Chapter La GIS ID F_881447_2839366					Cyclical Exemption W District Res Exem	80 W	Total		8,403,000	8,403,000	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DITCH DIGGER LLC	49131	116	11-01-2017	U	I	8,000,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DIAMOND/SINACORI LLC	49131	103	11-01-2017	U	I	7,000,000	1V	2023	3400	4,167,500	2022	3400	4,679,000	2021	3400	3,428,700
BATTELLE MEMORIAL INSTITUTE	5272	103	12-31-1982	U	I	1	1K		3400	2,717,600		3400	2,717,600		3400	2,462,400
WILLIAM F CLAPP LABORATORIES	2108	115	08-09-1950	U	I	100	1A		3400	327,500		3400	327,500		3400	327,500
CLAPP WILLIAM F	2005	164	12-24-1947	Q	I	1	00	Total		7,212,600	Total		7,724,100	Total		6,218,600

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															
USED AS OFFICE SPACE/FILE STORAGE															

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-22-1	06-08-2022	RM	Remodel	2,793,003		100	07-24-2023	RMDL 2 FLRS-RAW BAR, RETAI			07-24-2023	SJD	5		01	Measure - No Entry
CPO-22-11	05-09-2022	CM	Commercial	107,000		100	05-09-2022	REMDODEL BATHROOMS			12-16-2013	SJD	7	7	00	Measure & Listed
CPO-22-8	04-06-2022	RM	Remodel	467,279	07-24-2023	100		PLAN AZ-30: NEW WNDWS,SID			04-12-2013	VGS			20	Field Review
CPO-21-32	10-08-2021	CM	Commercial	750,000		100	07-13-2022	New Replacement windows. Doo								
CPO-21-15	04-23-2021	CM	Commercial	7,000		100	06-24-2021	Minor Demo work related to wate								
2019-105	05-30-2018	BP	Bldg Permit		06-03-2019	100		2 32' X 12'6' PERGOLAS ON EXI								
2018-41	05-30-2018	RM	Remodel	86,000	06-03-2019	100		REMODEL 866' MEZZANINE. 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	87,296	SF	9.87	1.00000	C	1.00	1090	1.000		0	9.87	3,015,600
1	3400	Office Bld	RC	Residual	7.070	AC	37,026.00	0.46079	C	1.00	1090	1.000		0	0.39	120,600
Total Card Land Units					9.07	AC	Parcel Total Land Area: 9.07					Total Land Value		3,136,200		

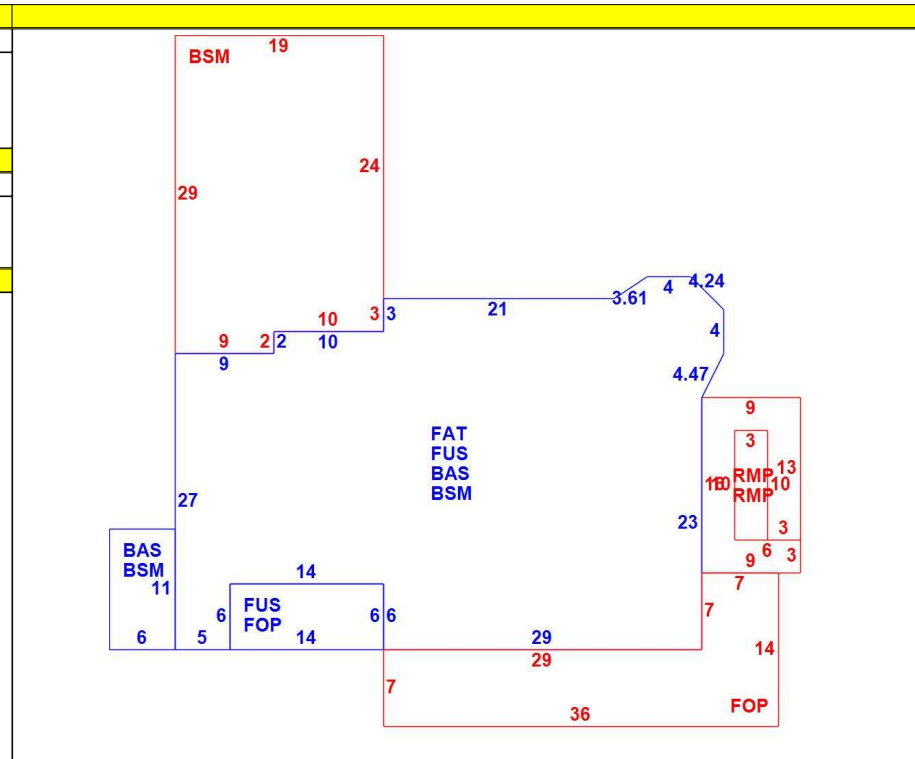
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	68	Res Typ Comm			
Model	94	Commercial			
Grade	05	Ave/Good			
Stories	2.5				
Occupancy	1.00				
Exterior Wall 1	26	Aluminum Sidng			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	12	Hardwood	RCN		744,709
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc	Year Built		1830
AC Type	01	None	Effective Year Built		1986
Use Type	4	Of/Md/Brnk/Gt	Depreciation Code		A
Bldg Use	3400	Office Bld	Remodel Rating		
Total Rooms	10		Year Remodeled		
Total Baths	2		Depreciation %		35
SF Finish Bsmt	531		Functional Obsol		
Lighting Class	03	Average Class C	External Obsol		
Heat/AC			Trend Factor		1.000
Pct Heated	100		Condition		
Baths/Plumbing	02	Average	Condition %		65
Ceiling/Wall	06	Average	Chs Sect Rcnld		484,100
Rooms/Prtns	02	Average	Dep % Ovr		
Wall Height	9.00		Dep Ovr Comment		
Base Floor	1.00		Misc Imp Ovr		
1st Floor Use			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
FGR1	Garage - 1 Stor	L	580	52.00	1980	A	70	C	1.00	21,100
PAV1	Paving - Asphal	L	100,00	4.00	1980	A	70	C	1.00	280,000
BRN5	Barn - 2 Story	L	2,800	69.00	1987	A	70	C	1.00	135,200
SHP	Work Shop	L	600	54.00	1980	A	70	C	1.00	22,700
SHD1	Shed	L	480	21.00	1980	A	70	C	1.00	7,100
CNP	Canopy	L	1,152	42.00	1980	A	70	C	1.00	33,900
TNK1	TANK-UNDER	L	2	4.00	1980	A	70	C	1.00	0
PMP	Pump House	L	1	9500.00	1980	A	70	C	1.00	6,700
SHD1	Shed	L	64	21.00	1980	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,470	1,470	1,470	182.61	268,440
BSM	Basement	0	2,001	400	36.50	73,045
FAT	Finished Attic	421	1,404	421	54.76	76,880
FOP	Open Porch	0	385	58	27.51	10,592
FUS	Finished Upper Story	1,488	1,488	1,488	182.61	271,727
RMP	Ramp Aluminum	0	228	23	18.42	4,200
Ttl Gross Liv / Lease Area		3,379	6,976	3,860		704,884



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DITCH DIGGER LLC				8 Sloping	0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed	905
					0 No Sewer	0 Paved	0 Average	COMMERC.	3400	4,737,700	4,737,700	
PO BOX 348				SUPPLEMENTAL DATA				COM LAND	3400	3,136,200	3,136,200	DUXBURY, MA
				Alt Prcl ID				Cyclical	80	COMMERC.	3400	
DUXBURY MA 02331				Scnd Hom		Exemption						VISION
				Tax Class	E	W	W					
				Tot Fin Are	27587	District						
				Total Acres	9.068	Res Exem						
				Chapter La		Assoc Pid#						
				GIS ID	F_881447_2839366			Total		8,403,000	8,403,000	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DITCH DIGGER LLC				49131	116	11-01-2017	U	I	8,000,000	1V	Year	Code	Assessed	Year	Code	Assessed			
DIAMOND/SINACORI LLC				49131	103	11-01-2017	U	I	7,000,000	1V	2023	3400	4,167,500	2022	3400	4,679,000			
BATTELLE MEMORIAL INSTITUTE				5272	103	12-31-1982	U	I	1	1K		3400	2,717,600	2021	3400	2,462,400			
WILLIAM F CLAPP LABORATORIES				2108	115	08-09-1950	U	I	100	1A		3400	327,500		3400	327,500			
CLAPP WILLIAM F				2005	164	12-24-1947	Q	I	1	00	Total		7,212,600	Total		7,724,100	Total		6,218,600

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			
OFFICE-ALSO MEETING ROOM IN BMST LEVEL		ELEVATOR PISTON OPERATED	
AV EQUIPPED, MICS, CAMERAS			
ORIGINAL BUILDING DEMO'D--			
NEW (CLAPP BLDG) BUILT 2004			
SPRINKLERS ENTIRE BLDG			

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	3400	Office Bld			0.000	AC	0.00	1.00000	0	1.00	1090	1.000		0	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 9.07					Total Land Value				3,136,200

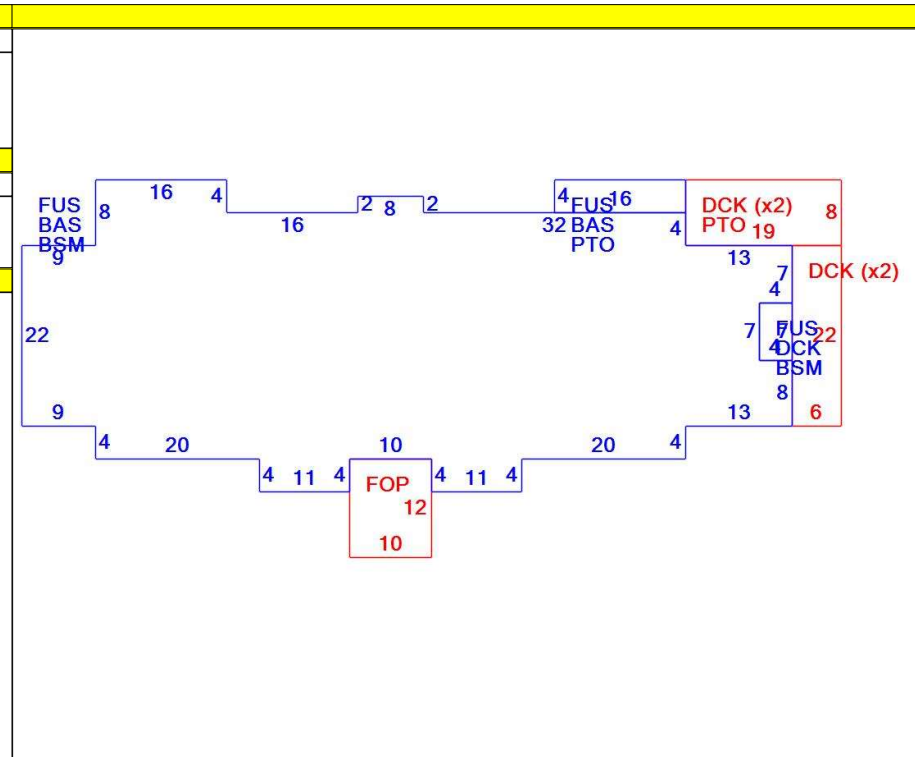
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	06	Good			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type					
Bldg Use	3400	Office Bld			
Total Rooms					
Total Baths					
SF Finish Bsmt	2784				
Lighting Class	04	Good			
Heat/AC	03	Average			
Pct Heated	100				
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	9.00				
Base Floor	1.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
3400	Office Bld	100
		0
		0

COST / MARKET VALUATION		
RCN		1,479,429
Year Built		2004
Effective Year Built		2005
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		84
Cns Sect Rcnd		1,242,700
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
SPR1	Sprinklers - Wet	B	2,782	5.40	2008	A	84		0.00	12,600
SPR1	Sprinklers - Wet	B	5,624	5.40	2008	A	84		0.00	25,500
ELV1	Elevator-Pass	B	1	105400.0	2008	A	84		0.00	88,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,848	2,848	2,848	195.38	556,454	
BSM	Basement	0	2,812	562	39.05	109,806	
DCK	Deck	0	596	60	19.67	11,723	
FOP	Open Porch	0	120	18	29.31	3,517	
FUS	Finished Upper Story	2,876	2,876	2,876	195.38	561,924	
PTO	Patio	0	216	11	9.95	2,149	
Ttl Gross Liv / Lease Area		5,724	9,468	6,375		1,245,573	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DITCH DIGGER LLC			8 Sloping	0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed	905
				0 No Sewer	0 Paved	0 Average	COMMERC.	3400	4,737,700	4,737,700	
PO BOX 348			SUPPLEMENTAL DATA				COM LAND	3400	3,136,200	3,136,200	DUXBURY, MA
			Alt Prcl ID Scnd Hom Tax Class E Tot Fin Are 27587 Total Acres 9.068 Chapter La GIS ID F_881447_2839366				Cyclical Exemption W District Res Exem Assoc Pid#	80	COMMERC.	3400	
DUXBURY MA 02331							Total		8,403,000	8,403,000	VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DITCH DIGGER LLC							49131	116	11-01-2017	U	I	8,000,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DIAMOND/SINACORI LLC							49131	103	11-01-2017	U	I	7,000,000	1V	2023	3400	4,167,500	2022	3400	4,679,000	2021	3400	3,428,700
BATTELLE MEMORIAL INSTITUTE							5272	103	12-31-1982	U	I	1	1K		3400	2,717,600		3400	2,717,600		3400	2,462,400
WILLIAM F CLAPP LABORATORIES							2108	115	08-09-1950	U	I	100	1A		3400	327,500		3400	327,500		3400	327,500
CLAPP WILLIAM F							2005	164	12-24-1947	Q	I	1	00	Total		7,212,600	Total		7,724,100	Total		6,218,600

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											
Nbhd	Nbhd Name	B	Tracing	Batch							
1090											

NOTES												APPRAISED VALUE SUMMARY				
RESIDENTIAL SPACE OCCUPIED BY PROPERTY MANAGER												Appraised Bldg. Value (Card)				4,577,200
												Appraised Xf (B) Value (Bldg)				160,500
												Appraised Ob (B) Value (Bldg)				529,100
												Appraised Land Value (Bldg)				3,136,200
												Special Land Value				0
												Total Appraised Parcel Value				8,403,000
												Valuation Method				C
												Total Appraised Parcel Value				8,403,000

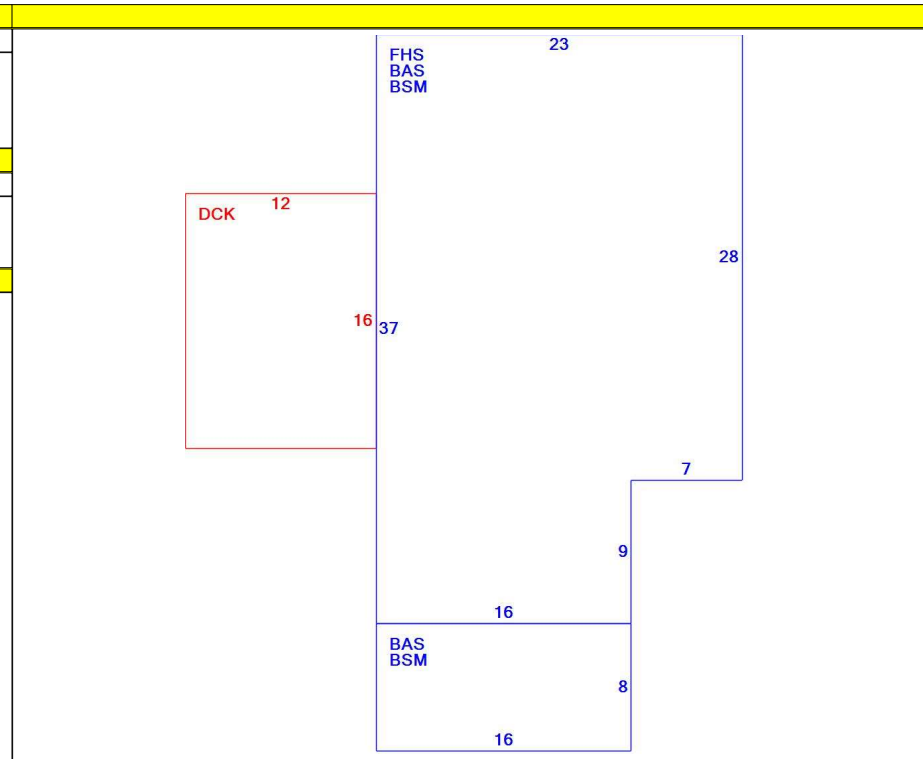
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
3	3400	Office Bld			0.000	AC	0.00	1.00000	0	1.00	1090	1.000		0	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area: 9.07					Total Land Value					3,136,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	68	Res Typ Comm			
Model	94	Commercial			
Grade	03	Average			
Stories	1.5				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
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	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Use Type	7	Dwelling			
Bldg Use	3400	Office Bld			
Total Rooms	4				
Total Baths	1				
SF Finish Bsmt	0				
Lighting Class	03	Average			
Heat/AC					
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					

MIXED USE		
Code	Description	Percentage
3400	Office Bld	100
		0
		0

COST / MARKET VALUATION	
RCN	284,059
Year Built	1935
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 Rcnld	184,600
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	916	916	916	187.87	172,089	
BSM	Basement	0	916	183	37.53	34,380	
DCK	Deck	0	192	19	18.59	3,570	
FHS	Finished Half Story	394	788	394	93.94	74,021	
Ttl Gross Liv / Lease Area		1,310	2,812	1,512		284,060	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DITCH DIGGER LLC	8	Sloping	0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	905
			0	No Sewer	0	Paved	0	Average	COMMERC.	3400	4,737,700	4,737,700	
PO BOX 348					0	Light			COM LAND	3400	3,136,200	3,136,200	DUXBURY, MA
									COMMERC.	3400	529,100	529,100	
SUPPLEMENTAL DATA													VISION
DUXBURY MA 02331	Alt Prcl ID				Cyclical	80							
	Scnd Hom				Exemption								
	Tax Class E				W	W							
	Tot Fin Are 27587				District								
	Total Acres 9.068				Res Exem								
Chapter La													
GIS ID F_881447_2839366				Assoc Pid#									
Total										8,403,000	8,403,000		

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DITCH DIGGER LLC	49131	116	11-01-2017	U	I	8,000,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
DIAMOND/SINACORI LLC	49131	103	11-01-2017	U	I	7,000,000	1V	2023	3400	4,167,500	2022	3400	4,679,000	2021	3400	3,428,700					
BATTELLE MEMORIAL INSTITUTE	5272	103	12-31-1982	U	I	1	1K		3400	2,717,600		3400	2,717,600		3400	2,462,400					
WILLIAM F CLAPP LABORATORIES	2108	115	08-09-1950	U	I	100	1A		3400	327,500		3400	327,500		3400	327,500					
CLAPP WILLIAM F	2005	164	12-24-1947	Q	I	1	00	Total									7,212,600	Total	7,724,100	Total	6,218,600

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)					4,577,200				
1090					Appraised Xf (B) Value (Bldg)					160,500				
					Appraised Ob (B) Value (Bldg)					529,100				
					Appraised Land Value (Bldg)					3,136,200				
					Special Land Value					0				
					Total Appraised Parcel Value					8,403,000				
					Valuation Method					C				
Total Appraised Parcel Value										8,403,000				

NOTES										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
SPACE USED FOR RESEARCH 1ST FLOOR														
OFFICE SPACE 2ND FLOOR														

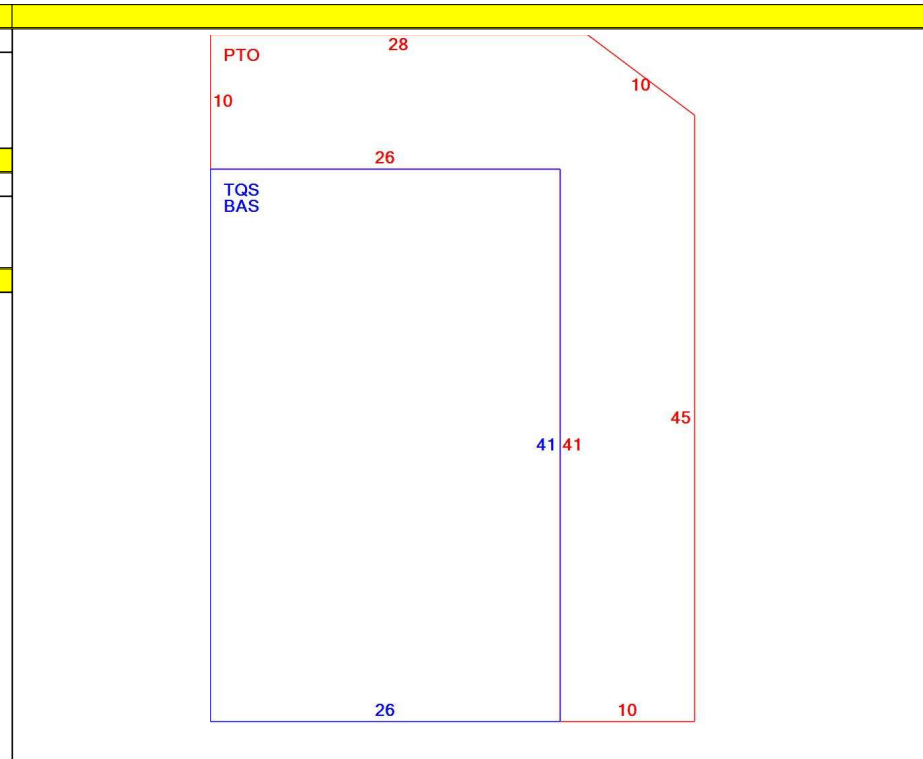
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result

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		
4	3400	Office Bld			0.000	AC	0.00	1.00000	0	1.00	1090	1.000		0	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area: 9.07					Total Land Value					3,136,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	68	Res Typ Comm			
Model	94	Commercial			
Grade	05	Ave/Good			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
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					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Use Type	9	Misc/Other			
Bldg Use	3400	Office Bld			
Total Rooms	3				
Total Baths	1				
SF Finish Bsmt					
Lighting Class	03 C	Average Class C			
Heat/AC 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					

MIXED USE		
Code	Description	Percentage
3400	Office Bld	100
		0
		0

COST / MARKET VALUATION		
RCN		443,209
Year Built		1954
Effective Year Built		1988
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		33
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		67
Cns Sect Rcnld		297,000
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,066	1,066	1,066	232.90	248,271	
PTO	Patio	0	746	37	11.55	8,617	
TQS	Three Quarter Story	800	1,066	800	174.78	186,320	
Ttl Gross Liv / Lease Area		1,866	2,878	1,903		443,208	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
DITCH DIGGER LLC	8	Sloping	0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	905	
			0	No Sewer	0	Paved	0	Average	COMMERC.	3400	4,737,700	4,737,700		
PO BOX 348					0	Light			COM LAND	3400	3,136,200	3,136,200	DUXBURY, MA	
									COMMERC.	3400	529,100	529,100		
SUPPLEMENTAL DATA													VISION	
DUXBURY MA 02331	Alt Prcl ID					Cyclical	80							
	Scnd Hom					Exemption								
	Tax Class E					W	W							
	Tot Fin Are 27587					District								
Total Acres 9.068					Res Exem									
Chapter La					Assoc Pid#									
GIS ID F_881447_2839366					Total								8,403,000	8,403,000

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
DITCH DIGGER LLC	49131	116	11-01-2017	U	I	8,000,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
DIAMOND/SINACORI LLC	49131	103	11-01-2017	U	I	7,000,000	1V	2023	3400	4,167,500	2022	3400	4,679,000	2021	3400	3,428,700	
BATTELLE MEMORIAL INSTITUTE	5272	103	12-31-1982	U	I	1	1K		3400	2,717,600		3400	2,717,600		3400	2,462,400	
WILLIAM F CLAPP LABORATORIES	2108	115	08-09-1950	U	I	100	1A		3400	327,500		3400	327,500		3400	327,500	
CLAPP WILLIAM F	2005	164	12-24-1947	Q	I	1	00	Total		7,212,600	Total		7,724,100	Total		6,218,600	

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								
1090												
NOTES							Appraised Bldg. Value (Card)					4,577,200
LAB/OFFICE SPACE							Appraised Xf (B) Value (Bldg)					160,500
							Appraised Ob (B) Value (Bldg)					529,100
							Appraised Land Value (Bldg)					3,136,200
							Special Land Value					0
							Total Appraised Parcel Value					8,403,000
							Valuation Method					C
							Total Appraised Parcel Value					8,403,000

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.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
5	3400	Office Bld			0.000	AC	0.00	1.00000	0	1.00	1090	1.000		0	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area: 9.07					Total Land Value					3,136,200

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DITCH DIGGER LLC PO BOX 348 DUXBURY MA 02331				8 Sloping	0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
					0 No Sewer	0 Paved	0 Average	COMMERC.	3400	4,737,700	4,737,700	
						0 Light		COM LAND	3400	3,136,200	3,136,200	
SUPPLEMENTAL DATA								COMMERC.	3400	529,100	529,100	
Alt Prcl ID				Cyclical		80						
Scnd Hom				Exemption		W						
Tax Class E				District		Res Exem						
Tot Fin Are 27587				Assoc Pid#								
Total Acres 9.068												
Chapter La												
GIS ID F_881447_2839366												
								Total		8,403,000	8,403,000	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DITCH DIGGER LLC				49131	116	11-01-2017	U	I	8,000,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DIAMOND/SINACORI LLC				49131	103	11-01-2017	U	I	7,000,000	1V	2023	3400	4,167,500	2022	3400	4,679,000	2021	3400	3,428,700
BATTELLE MEMORIAL INSTITUTE				5272	103	12-31-1982	U	I	1	1K		3400	2,717,600		3400	2,717,600		3400	2,462,400
WILLIAM F CLAPP LABORATORIES				2108	115	08-09-1950	U	I	100	1A		3400	327,500		3400	327,500		3400	327,500
CLAPP WILLIAM F				2005	164	12-24-1947	Q	I	1	00	Total		7,212,600	Total		7,724,100	Total		6,218,600

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				
Nbhd	Nbhd Name	B	Tracing	Batch
1090				

NOTES													APPRAISED VALUE SUMMARY				
MAIN RECEPTION AREA LAB/OFFICE SPACE													Appraised Bldg. Value (Card)				4,577,200
													Appraised Xf (B) Value (Bldg)				160,500
													Appraised Ob (B) Value (Bldg)				529,100
													Appraised Land Value (Bldg)				3,136,200
													Special Land Value				0
													Total Appraised Parcel Value				8,403,000
													Valuation Method				C
													Total Appraised Parcel Value				8,403,000

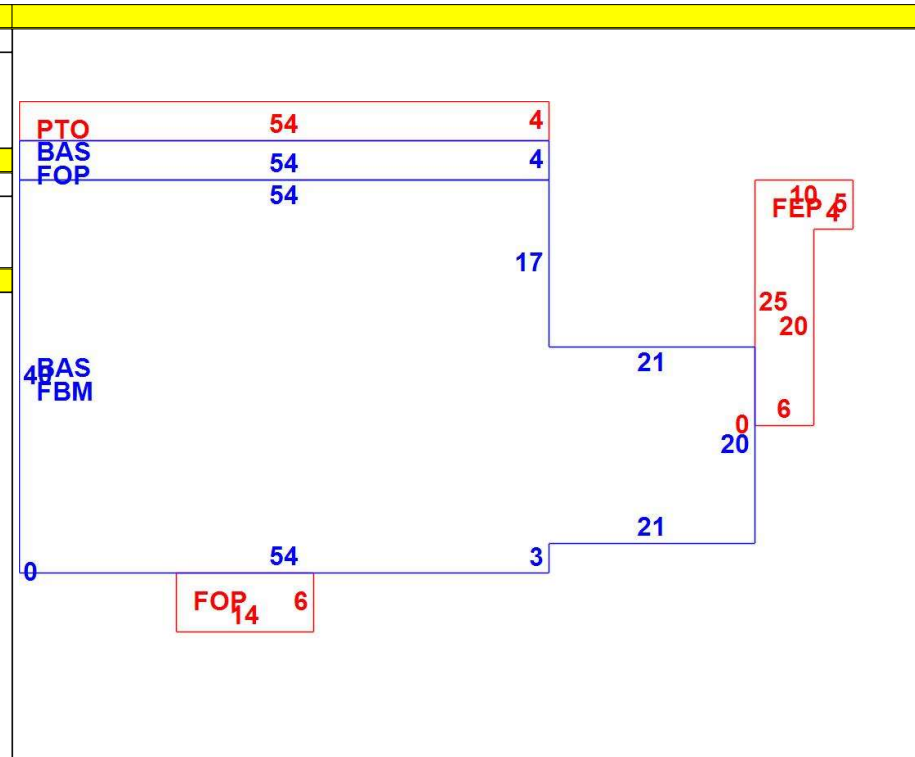
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
6	3400	Office Bld			0.000	AC	0.00	1.00000	0	1.00	1090	1.000		0	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area: 9.07					Total Land Value					3,136,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	06	Good			
Stories	1				
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	RCN		1,072,577
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1984
Heating Type	04	Forced Air-Duc	Effective Year Built		1999
AC Type	03	Central	Depreciation Code		G
Use Type			Remodel Rating		
Bldg Use	3400	Office Bld	Year Remodeled		
Total Rooms			Depreciation %		22
Total Baths			Functional Obsol		
SF Finish Bsmt	2580		External Obsol		
Lighting Class	04	Good	Trend Factor		1.000
Heat/AC	03	Average	Condition		
Pct Heated	100		Condition %		
Baths/Plumbing	02	Average	Percent Good		78
Ceiling/Wall	06	Ceil & Walls	Cns Sect Rcnld		836,600
Rooms/Prtns	02	Average	Dep % Ovr		
Wall Height	0.00		Dep Ovr Comment		
Base Floor			Misc Imp Ovr		
1st Floor Use			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
CLR1	Cooler	B	320	136.00	2022	E	78	C	0.00	33,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,796	2,796	2,796	190.11	531,536	
FBM	Finished Bsmt	0	2,580	1,548	114.06	294,284	
FEP	Finished Enclosed Porch	0	170	102	114.06	19,391	
FOP	Open Porch	0	300	45	28.52	8,555	
PTO	Patio	0	216	11	9.68	2,091	
Ttl Gross Liv / Lease Area		2,796	6,062	4,502		855,857	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DITCH DIGGER LLC	8	Sloping	0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	905
			0	No Sewer	0	Paved	0	Average	COMMERC.	3400	4,737,700	4,737,700	
PO BOX 348					0	Light			COM LAND	3400	3,136,200	3,136,200	DUXBURY, MA
									COMMERC.	3400	529,100	529,100	
SUPPLEMENTAL DATA													VISION
DUXBURY MA 02331	Alt Prcl ID				Cyclical	80							
	Scnd Hom				Exemption								
	Tax Class E				W	W							
	Tot Fin Are 27587				District								
Total Acres 9.068				Res Exem									
Chapter La													
GIS ID F_881447_2839366				Assoc Pid#									
Total										8,403,000	8,403,000		

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DITCH DIGGER LLC	49131	116	11-01-2017	U	I	8,000,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
DIAMOND/SINACORI LLC	49131	103	11-01-2017	U	I	7,000,000	1V	2023	3400	4,167,500	2022	3400	4,679,000	2021	3400	3,428,700					
BATTELLE MEMORIAL INSTITUTE	5272	103	12-31-1982	U	I	1	1K		3400	2,717,600		3400	2,717,600		3400	2,462,400					
WILLIAM F CLAPP LABORATORIES	2108	115	08-09-1950	U	I	100	1A		3400	327,500		3400	327,500		3400	327,500					
CLAPP WILLIAM F	2005	164	12-24-1947	Q	I	1	00	Total									7,212,600	Total	7,724,100	Total	6,218,600

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)					4,577,200			
1090					Appraised Xf (B) Value (Bldg)					160,500			
					Appraised Ob (B) Value (Bldg)					529,100			
					Appraised Land Value (Bldg)					3,136,200			
					Special Land Value					0			
					Total Appraised Parcel Value					8,403,000			
					Valuation Method					C			
Total Appraised Parcel Value										8,403,000			

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
LAB/OFFICE SPACE															

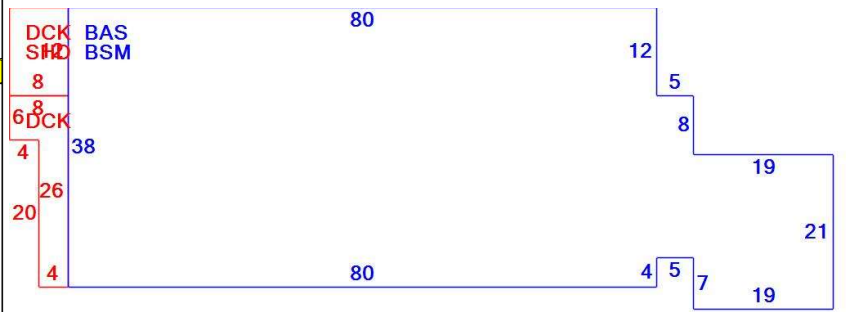
BUILDING PERMIT RECORD													VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
7	3400	Office Bld			0.000	AC	0.00	1.00000	0	1.00	1090	1.000		0	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area: 9.07					Total Land Value					3,136,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	05	Ave/Good			
Stories	1				
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					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type					
Bldg Use	3400	Office Bld			
Total Rooms					
Total Baths					
SF Finish Bsmt	3549				
Lighting Class	04	Good			
Heat/AC	03	Average			
Pct Heated	100				
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	0.00				
Base Floor					
1st Floor Use					

MIXED USE		
Code	Description	Percentage
3400	Office Bld	100
		0
		0

COST / MARKET VALUATION		
RCN		1,006,090
Year Built		1986
Effective Year Built		1999
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		22
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		78
Cns Sect Rcnd		784,800
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
PERG	PERGOLA	L	560	35.00		A	70	C	1.00	13,700
PERG	PERGOLA	L	320	35.00		A	70	C	1.00	7,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,549	3,549	3,549	171.48	608,565	
BSM	Basement	0	3,549	710	34.30	121,747	
DCK	Deck	0	224	22	16.84	3,772	
SHD	Attached Shed	0	96	34	60.73	5,830	
Ttl Gross Liv / Lease Area		3,549	7,418	4,315		739,914	



07/24/2023