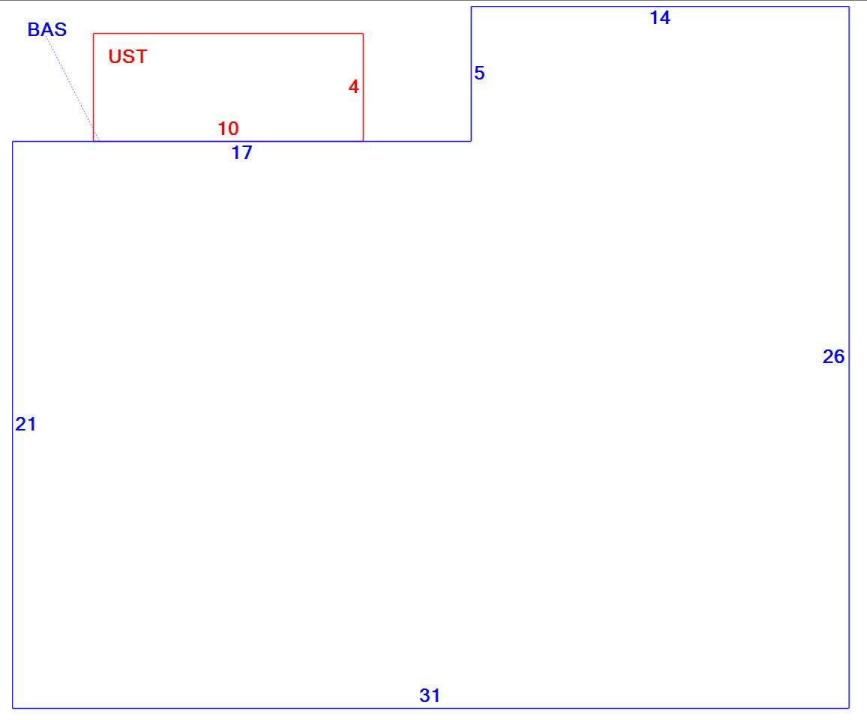


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
STANDISH BAY REALTY TRUST MANNING KEVIN T & BITETTI SAM T PO BOX 2581  DUXBURY MA 02331		0	Water	0	Two-Way	0	Average	Description	Code			Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	COMMERC.	3220			83,200	83,200			
				0	Medium			COM LAND	3220			437,000	437,000			
<b>SUPPLEMENTAL DATA</b>																
		Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 721 Total Acres .1 Chapter La GIS ID F_878109_2834434			Cyclical Exemption W District Res Exem Assoc Pid#			Total		520,200	520,200					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
STANDISH BAY REALTY TRUST PRESCOTT P A & NEWMAN R A TRS		14852	0236	12-17-1996	U	I	120,000	1L	Year	Code	Assessed	Year	Code	Assessed		
		6348	0278	10-04-1985	U	I	320,000	1N	2023	3220	66,700	2022	3220	66,700		
									3220	315,400		2021	3220	315,400		
		Total						Total		382,100	Total		382,100	Total	217,100	
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										<b>APPRAISED VALUE SUMMARY</b>						
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)		83,200				
1090										Appraised Xf (B) Value (Bldg)		0				
										Appraised Ob (B) Value (Bldg)		0				
										Appraised Land Value (Bldg)		437,000				
										Special Land Value		0				
										Total Appraised Parcel Value		520,200				
										Valuation Method		C				
										Total Appraised Parcel Value		520,200				
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	
4	01-07-2011	RM	Remodel	2,200		100		1 EX DR,RM12'INTWALL		05-20-2014	DG			00	Measure & Listed	
14457	05-02-1997	NC	New Construct			100		12 SQFT MOUNTED SIGN		04-12-2013	VGS			20	Field Review	
13762	07-31-1995	AD	Addition			100		3 SIGNS		07-01-1996	BB			70	Prior Inspection	
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	3220	Store/Shop	NB	Primary	4,356 SF	55.74	1.00000	C	0.90	1090	1.000			0	100.32	437,000
Total Card Land Units					0.10	AC	Parcel Total Land Area: 0.10					Total Land Value		437,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	03	Average			
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	06	Linoleum			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type	2	Retail			
Bldg Use	3250	Small Retail			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	03	Average			
Class	D	Class D			
Heat/AC	00	None			
Pct Heated	0				
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	8.00				
Base Floor	0.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
3220	Store/Shop	100
		0
		0

COST / MARKET VALUATION	
RCN	128,022
Year Built	1936
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 Rcnd	83,200
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	721	721	721	174.18	125,584	
UST	Unfinished Utility Area	0	40	14	60.96	2,439	
Ttl Gross Liv / Lease Area		721	761	735		128,023	

