

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
STANDISH BAY REALTY TRUST			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
MANNING KEVIN T & BITETTI SAM T			0 No Sewer	0 Paved	0 Average	RESIDNTL	0130	126,360	126,360
PO BOX 2581		SUPPLEMENTAL DATA				RES LAND	0130	396,840	396,840
DUXBURY MA 02331		Alt Prcl ID	Cyclical 90			COMMERC.	0310	103,440	103,440
		Scnd Hom	Exemption W			COM LAND	0310	264,560	264,560
		Tax Class T	District						
		Tot Fin Are 2487	Res Exem						
		Total Acres .2	Assoc Pid#						
		Chapter La							
		GIS ID F_878033_2834434							
							Total	891,200	891,200

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
STANDISH BAY REALTY TRUST		14852 0236	12-17-1996	U	I	120,000	1L	Year	Code	Assessed	Year	Code	Assessed
								2023	0130	102,420	2022	0130	102,420
									0130	296,520		0130	296,520
									0310	84,180		0310	84,180
									0310	197,680		0310	197,680
							Total	680,800	Total	680,800	Total	371,800	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	229,800	
1090					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	0	
					Appraised Land Value (Bldg)	661,400	
					Special Land Value	0	
					Total Appraised Parcel Value	891,200	
					Valuation Method	C	
					Total Appraised Parcel Value	891,200	

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
2015-297	12-14-2015	MN	Maintenance	800		100		STRIP & REROOF	05-24-2021	SJD	10	1	00	Measure & Listed
447	09-21-2004	MN	Maintenance	400		100		MN-FLR DECK,	08-31-2016	SJD	7	1	01	Measure - No Entry
19990288	06-24-1999	NC	New Construct			100		SWINGING SIGN	05-20-2014	DG			00	Measure & Listed
14393	02-25-1997	NC	New Construct			100		5 FT SIGN ON BLDG	04-12-2013	VGS			20	Field Review
13393	09-01-1994	AD	Addition			100		FLUSH MTD SIGN						
12834	06-16-1993	AD	Addition			100		32 X 14 SIGN OVER DR						

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	013C	Pri Res	NB	Primary	8,712 SF	37.96	1.00000	C	1.00	1090	1.000		0	37.96	661,400	
Total Card Land Units					0.20 AC	Parcel Total Land Area: 0.20					Total Land Value					661,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Stores/Apt Com			
Model	94	Commercial			
Grade	03	Average			
Stories	2.5				
Occupancy	4.00				
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	01	None			
Use Type	2	Retail			
Bldg Use	013C	Pri Res			
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
013C	Pri Res	60
0310	Pri Comm	40
		0

COST / MARKET VALUATION	
RCN	324,027
Year Built	1930
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	210,600
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	925	925	925	136.49	126,253	
FHS	Finished Half Story	463	925	463	68.32	63,195	
FOP	Open Porch	0	345	52	20.57	7,097	
FUS	Finished Upper Story	925	925	925	136.49	126,253	
WDK	Deck	0	90	9	13.65	1,228	
Ttl Gross Liv / Lease Area		2,313	3,210	2,374		324,026	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
STANDISH BAY REALTY TRUST MANNING KEVIN T & BITETTI SAM T PO BOX 2581		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	0130	126,360	126,360
		SUPPLEMENTAL DATA		Cyclical Exemption W		90	RES LAND	0130	396,840	396,840	
DUXBURY MA 02331		Alt Prcl ID		District Res Exem		COMMERC.	0310	103,440	103,440	905 DUXBURY, MA VISION	
		Scnd Hom		Assoc Pid#		COM LAND	0310	264,560	264,560		
		Tax Class T				Total		891,200	891,200		
		Total Acres .2									
		Chapter La									
		GIS ID F_878033_2834434									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
STANDISH BAY REALTY TRUST		14852	0236	12-17-1996	U	I	120,000	1L	Year	Code	Assessed	Year	Code	Assessed
									2023	0130	102,420	2022	0130	102,420
										0130	296,520	2021	0130	296,520
										0310	84,180		0310	84,180
										0310	197,680		0310	197,680
									Total		680,800	Total		680,800
									Total		371,800	Total		371,800

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				

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	229,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	661,400
Special Land Value	0
Total Appraised Parcel Value	891,200
Valuation Method	C
Total Appraised Parcel Value	891,200

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

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	0310	Pri Comm			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: 0.20					Total Land Value		661,400		

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	RCN		28,279
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1930
Heating Type	03	Gravity	Effective Year Built		1989
AC Type	01	None	Depreciation Code		G
Use Type	2	Retail	Remodel Rating		
Bldg Use	3250	Small Retail	Year Remodeled		
Total Rooms	0		Depreciation %		32
Total Baths	0		Functional Obsol		
SF Finish Bsmt			External Obsol		
Lighting	03	Average	Trend Factor		1.000
Class	D	Class D	Condition		
Heat/AC	03	Average	Condition %		
Pct Heated	100		Percent Good		68
Baths/Plumbing	02	Average	Cns Sect Rcnd		19,200
Ceiling/Wall	06	Ceil & Walls	Dep % Ovr		
Rooms/Prtns	02	Average	Dep Ovr Comment		
Wall Height	8.00		Misc Imp Ovr		
Base Floor	1.00		Misc Imp Ovr Comment		
1st Floor Use			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	171	171	171	158.87	27,167	
WDK	Deck	0	72	7	15.45	1,112	
Ttl Gross Liv / Lease Area		171	243	178		28,279	

