

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
JOHNSON DENISE TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
J F REALTY TRUST			0 No Sewer	0 Paved	0 Average	COMMERC.	3220	554,500	554,500
PO BOX 2512				0 Heavy		COM LAND	3220	711,000	711,000
		<b>SUPPLEMENTAL DATA</b>				COMMERC.	3220	17,400	17,400
DUXBURY MA 02331		Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 4860 Total Acres .28 Chapter La GIS ID F_878225_2834560		Cyclical Exemption W District Res Exem Assoc Pid#					
						Total		1,282,900	1,282,900

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
JOHNSON DENISE TT		21317 0312	01-09-2002	U	I	340,000	1N	Year	Code	Assessed	Year	Code	Assessed
								2023	3220	446,300	2022	3220	446,300
									3220	573,800	2021	3220	573,800
									3220	10,900		3220	10,900
						Total		1,031,000	Total	1,031,000	Total	673,500	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
1090			

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	535,600
Appraised Xf (B) Value (Bldg)	18,900
Appraised Ob (B) Value (Bldg)	17,400
Appraised Land Value (Bldg)	711,000
Special Land Value	0
Total Appraised Parcel Value	1,282,900
Valuation Method	C
Total Appraised Parcel Value	1,282,900

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
CBP-19-22	06-12-2019	BP		39,137		100	04-29-2020	ROOF		05-20-2014	DG			00	Measure & Listed
524	10-27-2004	MN	Maintenance	7,900		100		RE ROOF		04-12-2013	VGS			20	Field Review
32	02-04-2003	MN	Maintenance	5,000		100		NEW WINDOWS & DOORS							
20000242	06-13-2000	MN	Maintenance	4,000		100		REPLACE SIDING							
19990452	10-01-1999	MN	Maintenance	5,000		100		REROOF SEC OF BLDG							

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	12,197 SF	29.15	1.00000	C	1.00	1090	1.000		0	29.15	711,000	
Total Card Land Units					0.28 AC	Parcel Total Land Area: 0.28					Total Land Value					711,000

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	17	Store									
Model	94	Commercial									
Grade	03	Average									
Stories	1										
Occupancy	2.00										
Exterior Wall 1	20	Brick/Masonry									
Exterior Wall 2	15	Concr/Cinder									
Roof Structure	07	Gambrel									
Roof Cover	04	Tar & Gravel									
Interior Wall 1	05	Drywall									
Interior Wall 2											
Interior Floor 1	14	Carpet				RCN		787,667			
Interior Floor 2											
Heating Fuel	03	Gas				Year Built		1930			
Heating Type	04	Forced Air-Duc				Effective Year Built		1989			
AC Type	03	Central				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	C	Class C				Condition					
Heat/AC	00	None				Condition %					
Pct Heated	0					Percent Good		68			
Baths/Plumbing	02	Average				Cns Sect Rcndd		535,600			
Ceiling/Wall	06	Ceil & Walls				Dep % Ovr					
Rooms/Prtns	02	Average				Dep Ovr Comment					
Wall Height	10.00					Misc Imp Ovr					
Base Floor	0.00					Misc Imp Ovr Comment					
1st Floor Use						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					

**MIXED USE**

Code	Description	Percentage
3220	Store/Shop	100
		0
		0

**COST / MARKET VALUATION**

RCN	787,667
Year Built	1930
Effective Year Built	1989
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	32
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	68
Cns Sect Rcndd	535,600
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
PAV1	Paving - Asphal	L	6,200	4.00	2000	A	70	C	1.00	17,400
CLR1	Cooler	B	204	136.00	1984		68		0.00	18,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,533	4,533	4,533	127.31	577,096
BSM	Basement	0	2,769	554	25.47	70,530
CLP	Loading Platform	0	105	32	38.80	4,074
FBM	Finished Bsmt	0	1,764	1,058	76.36	134,694
FOP	Open Porch	0	67	10	19.00	1,273
Ttl Gross Liv / Lease Area		4,533	9,238	6,187		787,667

