

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
THEMISTOKLEOUS ELIAS TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
FIRST DUXBURY REALTY TRUST			0 No Sewer	0 Paved	0 Average	COMMERC.	3250	228,100	228,100
78 BAY RD		SUPPLEMENTAL DATA			0 Medium	COM LAND	3250	442,000	442,000
DUXBURY MA 02332		Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 1884 Total Acres .09 Chapter La GIS ID F_878197_2834443			Cyclical Exemption W District Res Exem Assoc Pid#	COMMERC.	3250	6,200	6,200
							Total	676,300	676,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
THEMISTOKLEOUS ELIAS TT		19010 0139	10-27-2000	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
THEMISTOKLEOIS ELIAS TRS		12377 0045	11-10-1993	Q	I	101,500	00	2023	3250	188,300	2022	3250	201,700
									3250	326,400		3250	326,400
									3250	3,900		3250	3,900
							Total	518,600	Total	532,000	Total	293,800	

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	Batch
1090				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	228,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	6,200
Appraised Land Value (Bldg)	442,000
Special Land Value	0
Total Appraised Parcel Value	676,300
Valuation Method	C
Total Appraised Parcel Value	676,300

NOTES									
PERIMETER - 200 NINE,LINEAR INC,BELLA FIORE SKIN CARE;									

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
2013-3	01-10-2013	RM	Remodel	5,000		100		CONSTRUCT BUILT INS & DES		05-20-2014	DG			00	Measure & Listed
4	01-13-2012	MN	Maintenance	3,500		100		DOOR AND STEPS		04-12-2013	VGS			20	Field Review
20010138	04-20-2001	MN	Maintenance	2,500		100		REPL EXTERIOR DOOR		10-09-1998	D&K		1	00	Measure & Listed
14178	08-12-1996	NC	New Construct	10,000		100		OFFICE/2 BATHROOMS							

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	3250	Small Retail	NB	Primary	3,920 SF	56.38	1.00000	C	1.00	1090	1.000			0	56.38	442,000
Total Card Land Units					0.09	AC	Parcel Total Land Area: 0.09					Total Land Value		442,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	03	Average			
Stories	1				
Occupancy	3.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	02	Rolled Compos			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		335,513
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc	Year Built		1940
AC Type	03	Central	Effective Year Built		1989
Use Type	4	Of/Md/Bnk/Gt	Depreciation Code		G
Bldg Use	3250	Small Retail	Remodel Rating		
Total Rooms	0		Year Remodeled		
Total Baths	0		Depreciation %		32
SF Finish Bsmt			Functional Obsol		
Lighting	03	Average	External Obsol		
Class	D	Class D	Trend Factor		1.000
Heat/AC	00	None	Condition		
Pct Heated	0		Condition %		
Baths/Plumbing	02	Average	Percent Good		68
Ceiling/Wall	06	Ceil & Walls	Cns Sect Rcnld		228,100
Rooms/Prtns	02	Average	Dep % Ovr		
Wall Height	8.00		Dep Ovr Comment		
Base Floor	0.00		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
PAV1	Paving - Asphal	L	2,200	4.00	1960	A	70	C	1.00	6,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,875	1,875	1,875	168.43	315,806	
BSM	Basement	0	560	112	33.69	18,864	
CAN	Canopy	0	24	2	14.04	337	
FOP	Open Porch	0	21	3	24.06	505	
Ttl Gross Liv / Lease Area		1,875	2,480	1,992		335,512	

