

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
THEMISTOKLEOUS ELIAS TT FIRST DUXBURY REALTY TRUST 78 BAY RD DUXBURY MA 02332			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	COMMERC.	3250	344,400	344,400	
			SUPPLEMENTAL DATA		0	Medium	0	Average	COM LAND	3250	704,400	704,400	
			Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 2786 Total Acres .25 Chapter La GIS ID F_878296_2834485		Cyclical Exemption W District Res Exem Assoc Pid#				COMMERC.	3250	22,400	22,400	
										Total	1,071,200	1,071,200	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
THEMISTOKLEOUS ELIAS TT			8276 0193	02-05-1988	Q	I	260,000	00	Year	Code	Assessed	Year	Code	Assessed	
									2023	3250	276,100	2022	3250	276,100	
										3250	554,400	2021	3250	554,400	
										3250	14,000		3250	14,000	
										Total	844,500	Total	844,500	Total	595,500

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
1090			

NOTES									
PERIMETER - 260 DUXBURY PIZZA-70% MICHELLA'S NAILS-30%									

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
										05-20-2014	DG			00	Measure & Listed
										04-12-2013	VGS			20	Field Review

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	10,890 SF	32.34	1.00000	C	1.00	1090	1.000			0	704,400	
Total Card Land Units					0.25 AC	Parcel Total Land Area: 0.25					Total Land Value					704,400

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	03	Plaster			
Interior Wall 2					
Interior Floor 1	11	Ceramic			
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 Class	03	Average			
Heat/AC Pct Heated	0	None			
Baths/Plumbing	02	Average			
Ceiling/Wall Rooms/Prtns	06	Ceil & Walls			
Wall Height	8.00	Average			
Base Floor	0.00				
1st Floor Use					

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	2,822	5.40	1984		0		0.00	0
SPR1	Sprinklers - Wet	B	900	5.40	1984		0		0.00	0
SPR1	Sprinklers - Wet	B	1,886	5.40	1984		0		0.00	0
PAV1	Paving - Asphal	L	8,000	4.00	1980	A	70	C	1.00	22,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,018	3,018	3,018	145.58	439,360	
BSM	Basement	0	3,018	604	29.14	87,930	
CAN	Canopy	0	40	4	14.56	582	
FOP	Open Porch	0	90	14	22.65	2,038	
Ttl Gross Liv / Lease Area		3,018	6,166	3,640		529,910	

