

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BENOTTI RICHARD 124 WEBSTER ST ROCKLAND MA 02370			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
			0	No Sewer	0	Paved	0	Average	RESIDNTL	0130	25,027	25,027
					0	Medium			RES LAND	0130	142,941	142,941
SUPPLEMENTAL DATA												
Alt Prcl ID					Cyclical		70					
Scnd Home					Exemption							
Tax Class T					W							
Tot Fin Area 3995					District							
Total Acres .368					Res Exem							
Chapter Lan												
GIS ID F_878292_2834347					Assoc Pid#							
									Total	829,200	829,200	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BENOTTI RICHARD		5395 0175	07-07-1983	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	0130	31,088	2022	0130	25,259	2021	0130	33,205
									0130	136,300		0130	136,300		0130	90,857
									0310	272,512		0310	258,241		0310	215,795
									0310	333,700		0310	333,700		0310	222,443
									0310	2,500		0310	2,500		0310	2,500
									Total	782,100	Total	762,000	Total	570,800		

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				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
1090					Appraised Bldg. Value (Card)			317,800
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			18,500
					Appraised Land Value (Bldg)			492,900
					Special Land Value			0
					Total Appraised Parcel Value			829,200
					Valuation Method			C
					Total Appraised Parcel Value			829,200

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
CPO-23-1	01-23-2023	MN	Maintenance	36,000		100	01-23-2023	REMOVE 2 LAYERS OF ROOF		04-05-2018	SJD	7		20	Field Review
2015-158	06-08-2015	RM	Remodel	9,500		100		BUILD OUT FOR A BAKERY IN		05-22-2014	DG			00	Measure & Listed
2015-147	05-29-2015	RM	Remodel	9,500		100		BUILD OUT FOR A BAKERY IN		04-12-2013	VGS			20	Field Review
9	01-26-2012	MN	Maintenance	800		100		2 DOORS		06-12-1996	SN			01	Measure - No Entry
15012	07-02-1998	NC	New Construct			100		FLUSH MNTD SIGN							

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	0130	Pri Res	NB	Primary	16,050 SF	22.75	1.00000	C	0.90	1090	1.000	PARKING	E150	1.5000	30.71	492,900
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value			492,900

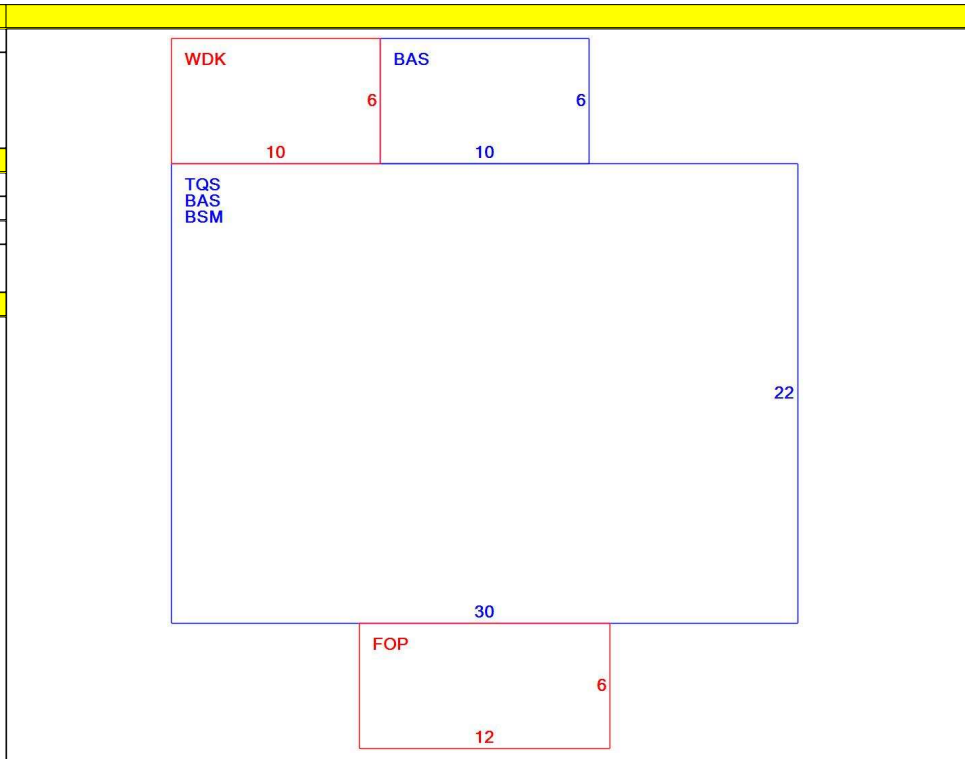
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	720	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	12	Space Heat			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	720				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

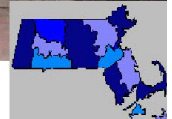
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	720	720	720	194.02	139,694
BSM	Basement	0	660	132	38.80	25,611
FOP	Open Porch	0	72	11	29.64	2,134
TQS	Three Quarter Story	495	660	495	145.52	96,040
WDK	Deck	0	60	6	19.40	1,164
Ttl Gross Liv / Lease Area		1,215	2,172	1,364		264,643



17 STANDISH ST



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BENOTTI RICHARD	124 WEBSTER ST	ROCKLAND MA 02370	0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
			0	No Sewer	0	Paved	0	Average	RESIDNTL	0130	25,027	25,027
			SUPPLEMENTAL DATA				RES LAND	0130	142,941	142,941		
			Alt Prcl ID				Cyclical	70	COMMERC.	0310	292,773	292,773
			Scnd Hom				Exemption		COM LAND	0310	349,959	349,959
			Tax Class T				W		COMMERC.	0310	18,500	18,500
			Tot Fin Are 3995				District					
			Total Acres .368				Res Exem					
			Chapter La									
			GIS ID F_878292_2834347				Assoc Pid#					
									Total		829,200	829,200

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									2023	0130	31,088	2022	0130	25,259
										0130	136,300		0130	90,857
										0310	272,512		0310	215,795
										0310	333,700		0310	222,443
										0310	2,500		0310	2,500
									Total		782,100	Total		762,000
									Total			Total		570,800

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
1090			

NOTES	
PERIMETER - 245	Rear property behind 17 Standish St
GREAT OUTLOOKS HAIR	is 15 Standish St.
CHRISTIAN SCIENCE READING ROOM	
2 EMPTY UNITS	
CAMP = SCOOPS ICE CREAM	

APPRAISED VALUE SUMMARY	
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Appraised Land Value (Bldg)	492,900
Special Land Value	0
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Valuation Method	C
Total Appraised Parcel Value	829,200

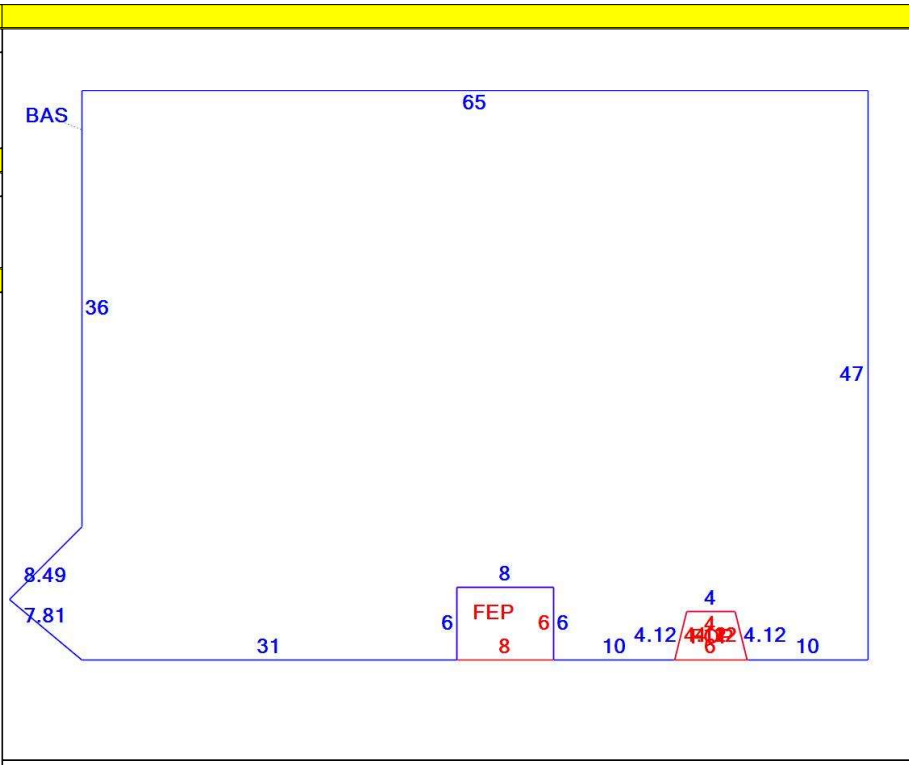
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
										03-07-2022	SJT	2		01	Measure - No Entry

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd 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: 0.37					Total Land Value					492,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	Strip Stores			
Model	94	Commercial			
Grade	03	Average			
Stories	1				
Occupancy	4.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	02	Shed			
Roof Cover	02	Rolled Compos			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2	05	Drywall			
Interior Floor 1	14	Carpet			
Interior Floor 2	09	Pine/Soft Wood			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
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	7.00				
Base Floor	0.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
0310	Pri Comm	100
		0
		0

COST / MARKET VALUATION	
RCN	463,080
Year Built	1923
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	
External Obsol	15
Trend Factor	1.000
Condition	
Condition %	
Percent Good	50
Cns Sect Rcnd	231,500
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
CABN	Cabin	L	232	76.00	1923	A	70	B	1.50	18,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,020	3,020	3,020	151.73	458,225	
FEP	Finished Enclosed Porch	0	48	29	91.67	4,400	
FOP	Open Porch	0	20	3	22.76	455	
Ttl Gross Liv / Lease Area		3,020	3,088	3,052		463,080	

