

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	36,450	36,450
					0	Medium			RES LAND	0130	132,354	132,354
SUPPLEMENTAL DATA												
Alt Prcl ID					Cyclical		70					
Scnd Home					Exemption							
Tax Class T					W							
Tot Fin Area 3862					District							
Total Acres .35					Res Exem							
Chapter Lan												
GIS ID F_878310_2834276					Assoc Pid#							
									Total	851,100	851,100	

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 0174	07-07-1983	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	0130	28,134	2022	0130	23,274	2021	0130	30,591
									0130	125,118		0130	125,118		0130	83,403
									0325	267,666		0130	297		0130	297
									0325	338,282		0325	254,526		0325	213,909
																205,407
									Total	759,200	Total	742,300	Total		554,500	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
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)	360,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	490,200
Special Land Value	0
Total Appraised Parcel Value	851,100
Valuation Method	C
Total Appraised Parcel Value	851,100

NOTES									

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
2018-23	02-26-2018	MS	Miscellaneous	5,950		100		STRIP & REROOF		03-07-2022	SJT	2		01	Measure - No Entry
15135	09-22-1998	NC	New Construct			100		15 SQ FT SIGN		05-22-2014	DG			02	Callback - No Entry
										04-12-2013	VGS			20	Field Review
										09-21-2007	KP			01	Measure - No Entry

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	15,246 SF	23.82	1.00000	C	0.90	1090	1.000	PARKING	E150	1.5000	32.15	490,200
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value			490,200

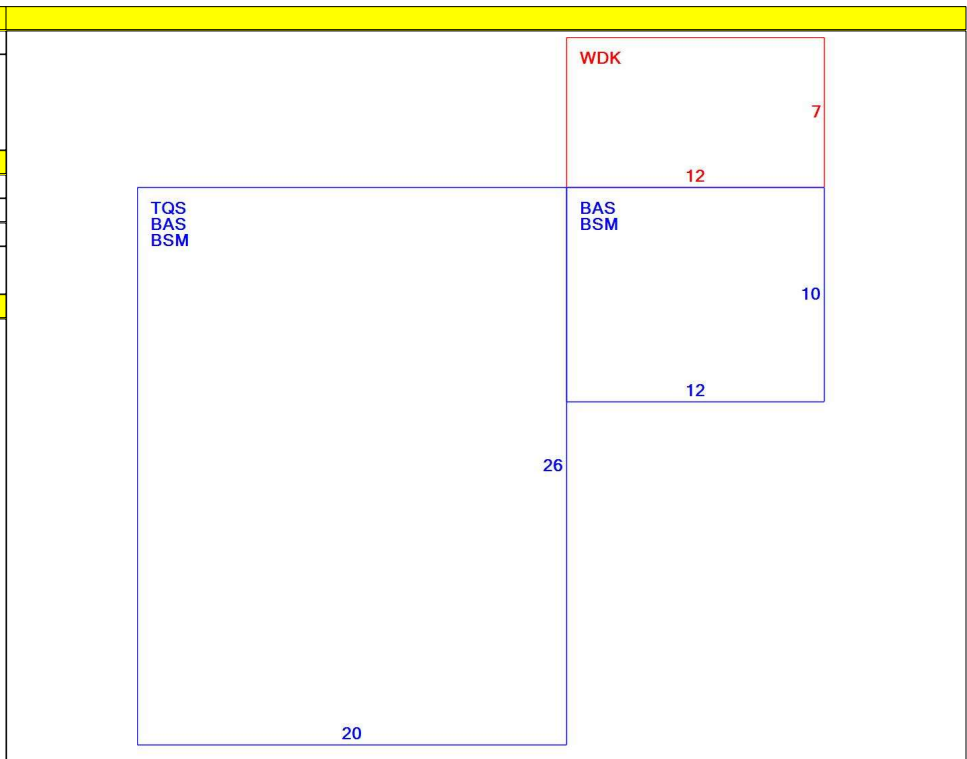
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	640	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	14	Carpet			246,552
Interior Floor 2			Net Other Adj		13,000
Heat Fuel	02	Oil	Replace Cost		259,551
Heat Type	05	Hot Water	Year Built		1900
AC Type	01	None	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		15
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		52
Gas Fireplaces	0		Cns Sect Rcnld		135,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	640		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	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	0	21.00	1980	F	55	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	640	640	640	211.45	135,328
BSM	Basement	0	640	128	42.29	27,066
TQS	Three Quarter Story	390	520	390	158.59	82,466
WDK	Deck	0	84	8	20.14	1,692
Ttl Gross Liv / Lease Area		1,030	1,884	1,166		246,552



19 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	36,450	36,450
			SUPPLEMENTAL DATA				0	Medium	RES LAND	0130	132,354	132,354
			Alt Prcl ID				Cyclical Exemption		COMMERC.	0325	324,450	324,450
			Scnd Hom				70		COM LAND	0325	357,846	357,846
			Tax Class T				W					
			Tot Fin Are 3862				District					
			Total Acres .35				Res Exem					
			Chapter La				Assoc Pid#					
			GIS ID F_878310_2834276									
										Total	851,100	851,100

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										0130	125,118		0130	125,118
										0325	267,666		0130	297
										0325	338,282		0325	254,526
										0325	338,282		0325	213,909
									Total	759,200	Total	742,300	Total	554,500

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

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
1090			

NOTES									
PERIMETER - 226									
Rear Property behind 19 Standish St is 21 Standish St.									

APPRAISED VALUE SUMMARY	
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Appraised Ob (B) Value (Bldg)	0
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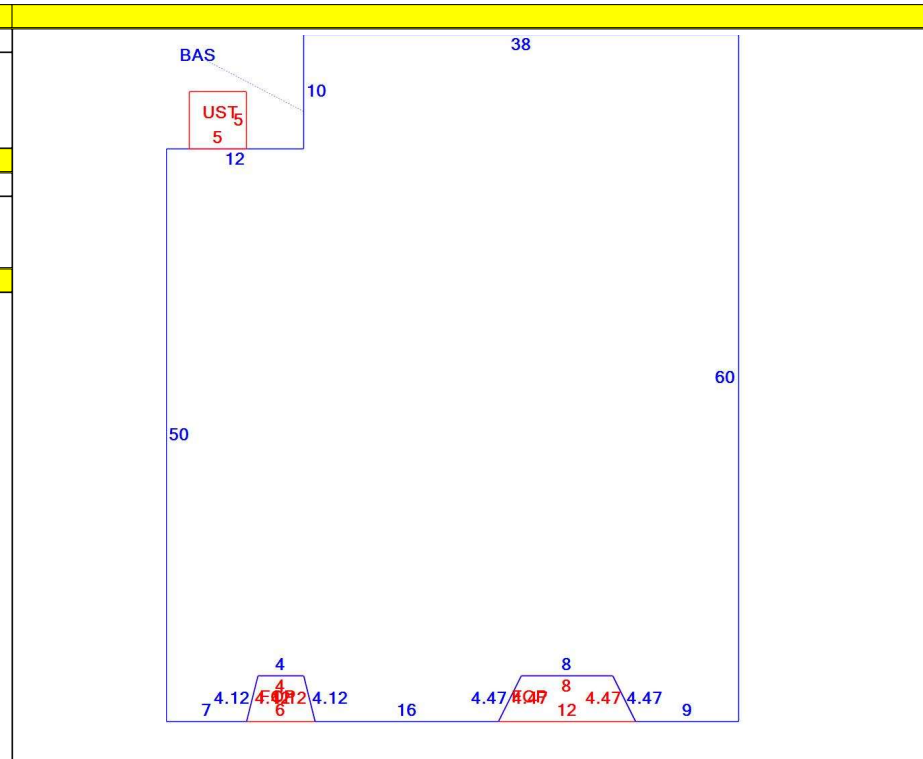
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
2	0325	Conv Food			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: 0.35					Total Land Value					490,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	Strip Stores			
Model	94	Commercial			
Grade	03	Average			
Stories	1				
Occupancy	3.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	00	Typical			
Roof Cover	02	Rolled Compos			
Interior Wall 1	00	Typical			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
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
0325	Conv Food	100
		0
		0

COST / MARKET VALUATION	
RCN	451,838
Year Built	1921
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	225,900
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	2,820	2,820	2,820	159.21	448,972	
FOP	Open Porch	0	60	9	23.88	1,433	
UST	Unfinished Utility Area	0	25	9	57.32	1,433	
Ttl Gross Liv / Lease Area		2,820	2,905	2,838		451,838	

