

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DEMOS DARRYL M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
DEMOS AMY C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,918,000	1,918,000	
80 MARSHALL ST				0 Medium		RES LAND	1090	3,902,600	3,902,600	
SUPPLEMENTAL DATA						RESIDNTL	1090	107,400	107,400	VISION
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 7051 Total Acres 1.798 Chapter Lan		Cyclical 9 Exemption W District W Res Exem					
			GIS ID F_880155_2832739		Assoc Pid#	Total 5,928,000 5,928,000				

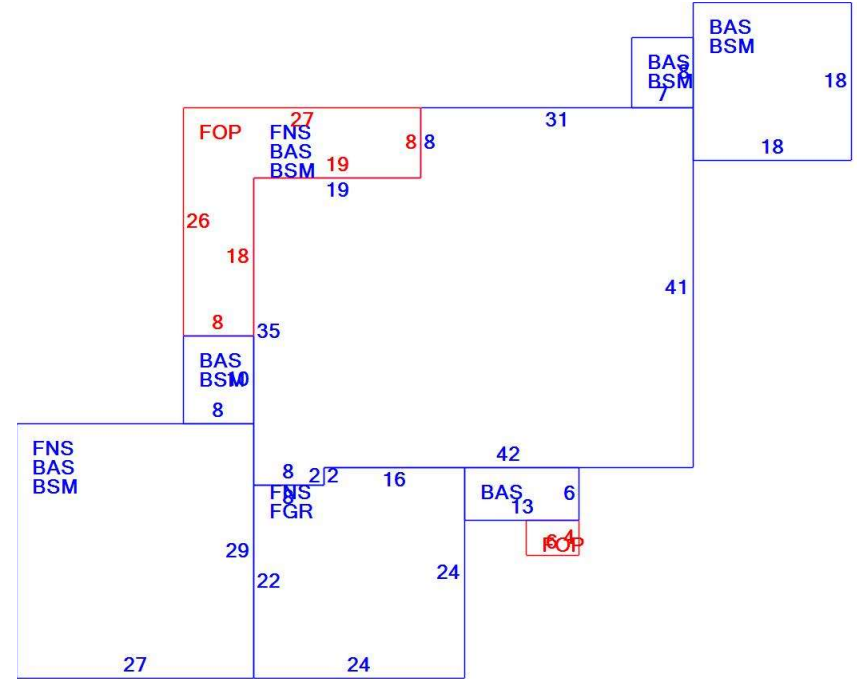
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DEMOS DARRYL M		LCC 112742	11-26-2008	U	I	2,600,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
SPOOR MICHAEL C		LCC 105505	06-15-2004	U	I	1,151,012	1	2023	1090	1,504,200	2022	1090	1,379,000	2021	1090	1,173,700
									1090	3,963,200		1090	3,267,100		1090	2,438,500
									1090	72,900		1090	122,400		1090	122,400
								Total		5,540,300	Total		4,768,500	Total		3,734,600

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			Appraised Bldg. Value (Card) 1,918,000							
0090											Appraised Xf (B) Value (Bldg) 0							
										Appraised Ob (B) Value (Bldg) 107,400								
										Appraised Land Value (Bldg) 3,902,600								
										Special Land Value 0								
										Total Appraised Parcel Value 5,928,000								
										Valuation Method C								
										Total Appraised Parcel Value 5,928,000								

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
237	11-09-2010	MS	Miscellaneous	20,000		100		48' RETAIN WALL		04-12-2013	VGS			20	Field Review
215-A	10-07-2010	MS	Miscellaneous	40,000		100		16X24INGRDH,GP,9X6SP		09-21-2010	KP		4	08	Measure - Interior Refusal
174	09-23-2009	RM	Remodel	0	12-21-2009	100		KIT,DINING,MBDRM,BTH							
77	06-02-2009	NC	New Construct	40,000		100		PIER 688'W,48'PL72'R							
24	03-10-2009	AD	Addition	290,000		100		387',71'W35'CPE,504'							
8	01-28-2009	RM	Remodel	45,000		100		900SQ'GUESTHOUSE							
504	10-20-2004	MS	Miscellaneous	6,000		100		CONS 12X16 DECK							

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	1090	Multi Houses	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0090	3.661		W300	3.0000	96.11	3,844,200
1	1090	Multi Houses	RC	Residual	0.430	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	55,100
1	1090	Multi Houses	WP	Undevelop	0.450	AC 2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	3,300
Total Card Land Units					1.80	AC	Parcel Total Land Area					1.80	Total Land Value			3,902,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	3157	
Model	01	Residential	Bsmt Type	00	N/A
Grade	10	Custom +	Unfin Area	0.00	
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,762,768
Interior Floor 2			Replace Cost		120,233
Heat Fuel	03	Gas	Year Built		1,882,999
Heat Type	05	Hot Water	Effective Year Built		2005
AC Type	03	Central	Depreciation Code		2012
Bedrooms	5		Remodel Rating		VG
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		9
Extra Fixtures	4		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		91
Extra Openings	3		Cns Sect Rcnld		1,713,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1250		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	3157		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
WDK	Deck	L	192	21.00	2005	G	85	C	1.00	3,400
GHSE	GUEST HOUS	L	120	172.00	1980	A	70	A	2.00	28,900
DCK	Dock	L	368	45.00	2009	G	85	A	2.00	28,200
SPL2	Ing Pool-Good	L	384	89.00	2011	G	85	B	1.50	43,600
SPL3	Ing Hot Tub	L	54	72.00	2011	G	85	C	1.00	3,300

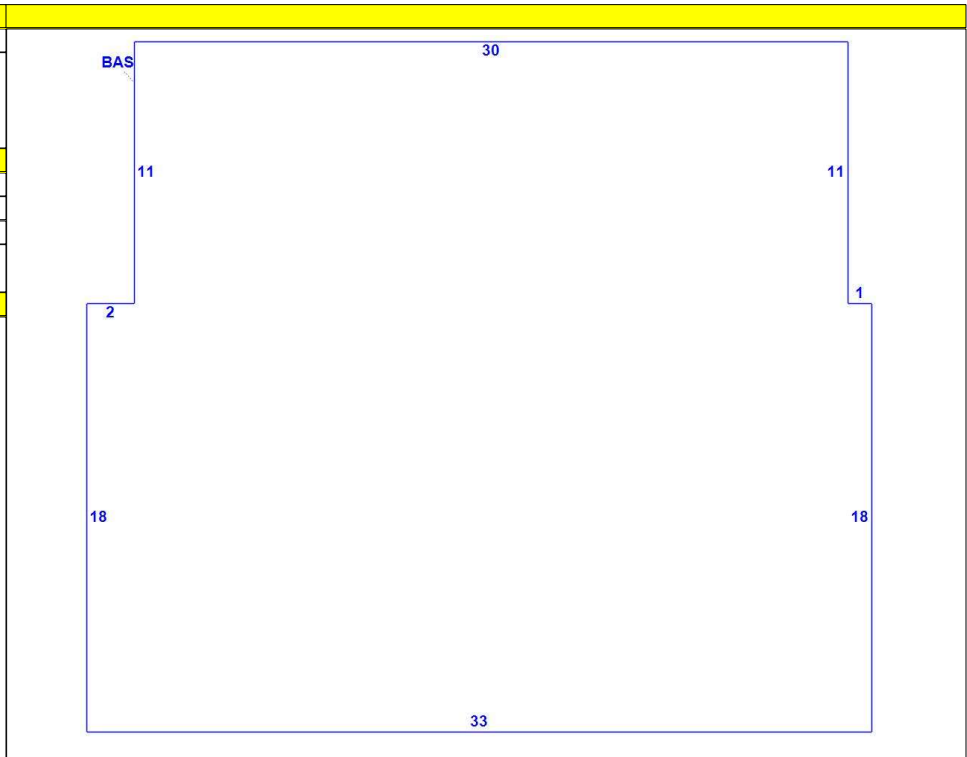
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,235	3,235	3,235	249.01	805,559
BSM	Basement	0	3,157	631	49.77	157,128
FGR	Garage	0	560	224	99.61	55,779
FNS	Finished 90% Story	2,931	3,257	2,931	224.09	729,859
FOP	Open Porch	0	384	58	37.61	14,443
Ttl Gross Liv / Lease Area		6,166	10,593	7,079		1,762,768



80 MARSHALL ST

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DEMOS AMY C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,918,000	1,918,000								
80 MARSHALL ST		SUPPLEMENTAL DATA				RES LAND	1090	3,902,600	3,902,600								
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 7051 Total Acres 1.798 Chapter Lan GIS ID F_880155_2832739		Cyclical 9 Exemption W District W Res Exem Assoc Pid#		RESIDNTL	1090	107,400	107,400								
						Total		5,928,000	5,928,000								
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								1090	3,963,200		2021	1090	1,173,700				
								1090	72,900		1090	1090	2,438,500				
											1090	1090	122,400				
						Total		5,540,300	Total	4,768,500	Total	Total	3,734,600				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
									APPRAISED VALUE SUMMARY								
		Total	0.00						Appraised Bldg. Value (Card)				1,918,000				
									Appraised Xf (B) Value (Bldg)				0				
									Appraised Ob (B) Value (Bldg)				107,400				
									Appraised Land Value (Bldg)				3,902,600				
									Special Land Value				0				
									Total Appraised Parcel Value				5,928,000				
									Valuation Method				C				
									Total Appraised Parcel Value				5,928,000				
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	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value		
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0090	3.661		0.0000	0.00	0		
Total Card Land Units					0.00 AC	Parcel Total Land Area					1.80	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Bungalow	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	08	Excellent	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			276,539
Interior Floor 2			Net Other Adj		11,550
Heat Fuel	03	Gas	Replace Cost		288,089
Heat Type	04	Forced Air-Duc	Year Built		1925
AC Type	01	None	Effective Year Built		1992
Bedrooms	1		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		29
Total Rooms	2		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		204,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	924	924	924	299.29	276,539	
Ttl Gross Liv / Lease Area		924	924	924		276,539	