

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SIMMONS FREDERICK J JR		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905
SIMMONS CAROLA		0	No Sewer	0	Paved	0	Average	RESIDNTL	0101	72,695	72,695	
638 SUMMER ST		SUPPLEMENTAL DATA					RES LAND	0101	112,840		112,840	DUXBURY, MA
DUXBURY MA 02332		Alt Prcl ID			Cyclical 10		RESIDNTL	0101	18,725	18,725		
		Scnd Home			Exemption		COMMERC.	0310	135,005	135,005		
		Tax Class T			W		COM LAND	0310	255,760	255,760		
		Tot Fin Area 5711			District		COMMERC.	0310	34,775	34,775		
		Total Acres 2.31			Res Exem		COMMERC.	0332	177,500	177,500		
		Chapter Lan			Assoc Pid#		Total		807,300	807,300	VISION	
		GIS ID F_857707_2842532										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SIMMONS FREDERICK J JR		18942 0242	10-03-2000	Q	I	325,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	0101	56,840	2022	0101	47,600	2021	0101	48,475
									0101	116,060		0101	116,060		0101	83,930
									0101	13,020		0101	13,020		0101	13,020
									0310	105,560		0310	88,400		0310	90,025
								Total		730,000	Total		703,600	Total		548,800

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 385,200				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 53,500				
								Appraised Land Value (Bldg) 368,600				
								Special Land Value 0				
								Total Appraised Parcel Value 807,300				
								Valuation Method C				
								Total Appraised Parcel Value 807,300				

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
1070			

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
2015-256	08-25-2015	BP	Bldg Permit	6,000		100		SOLAR ELECTRIC PANELS ON	07-03-2019	SJD	6		30	Quality Control
25	04-11-2011	MN	Maintenance	3,500		100		STRIP & REROOF	08-07-2014	SJD	7	1	00	Measure & Listed
36	02-05-2004	RM	Remodel	47,000	08-16-2004	100		REMOD 2ND FLOOR	04-12-2013	VGS			20	Field Review
356	08-21-2002	RM	Remodel	5,300	03-22-2003	100		BATH ON 1ST AND BASE	08-16-2004	KP		7	00	Measure & Listed
214	06-04-2002	AD	Addition	4,000	03-22-2003	100		16x16 UTILITY BLDG						

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	031R	Comm w/Res	NB	Primary	43,560	SF 9.87	1.00000	C	1.00	1070	1.000		E75	0.7500	9.87	322,400
1	031R	Comm w/Res	NB	Residual	1.310	AC 37,026.00	0.95267	C	1.00	1070	1.000			1.0000	0.81	46,200
Total Card Land Units					2.31	AC	Parcel Total Land Area					2.31	Total Land Value			368,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	780	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	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	12	Hardwood			281,503
Interior Floor 2			Net Other Adj		28,425
Heat Fuel	02	Oil	Replace Cost		309,929
Heat Type	05	Hot Water	Year Built		1928
AC Type	01	None	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		33
Total Rooms	8		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		67
Gas Fireplaces	0		Cns Sect Rcnld		207,700
Sq Ft Fin Bsmt	585		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	780		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

WDK	WDK (x2)
8	8
8	8
TQS BAS BSM	17
FHS BAS BSM	13
FEP	8
22	

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	384	21.00	1998	A	70	C	1.00	5,600
SHD1	Shed	L	128	21.00	1998	A	70	C	1.00	1,900
SHD1	Shed	L	96	21.00	1998	A	70	C	1.00	1,400
SHD1	Shed	L	80	21.00	1998	A	70	C	1.00	1,200
FN1	Fence - Chain	L	1,000	24.00	1986	F	55	C	1.00	13,200
PAV1	Paving - Asph	L	1,200	4.00	1960	F	55	C	1.00	2,600
SHD1	Shed	L	144	21.00	1998	A	70	C	1.00	2,100
SHD1	Shed	L	96	21.00	2002	A	70	C	1.00	1,400
SHD1	Shed	L	48	21.00	1998	A	70	C	1.00	700
LNT	Lean To	L	864	10.00	1980	F	55	D	0.50	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	780	780	780	180.22	140,572
BSM	Basement	0	780	156	36.04	28,114
FEP	Finished Enclosed Porch	0	176	106	108.54	19,103
FHS	Finished Half Story	169	338	169	90.11	30,457
TQS	Three Quarter Story	332	442	332	135.37	59,833
WDK	Deck	0	192	19	17.83	3,424
Ttl Gross Liv / Lease Area		1,281	2,708	1,562		281,503



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION									
SIMMONS FREDERICK J JR			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed										
SIMMONS CAROLA			0 No Sewer	0 Paved	0 Average	RESIDNTL	0101	72,695	72,695										
638 SUMMER ST		SUPPLEMENTAL DATA			RESIDNTL	0101	112,840	112,840											
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5711 Total Acres 2.31 Chapter Lan GIS ID F_857707_2842532			Cyclical 10 Exemption W District Res Exem Assoc Pid#	RESIDNTL	0101	18,725	18,725										
						COMMERC.	0310	135,005	135,005										
						COM LAND	0310	255,760	255,760										
						COMMERC.	0310	34,775	34,775										
						COMMERC.	0332	177,500	177,500										
						Total		807,300	807,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
								Year	Code	Assessed	Year	Code	Assessed						
								2023	0101	56,840	2022	0101	47,600						
									0101	116,060		0101	83,930						
									0101	13,020		0101	13,020						
									0310	105,560		0310	90,025						
								Total		730,000	Total		703,600						
								Total		548,800	Total		548,800						
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																	
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name		B		Tracing		Batch											
1070																			
NOTES																			
BUILDING PERMIT RECORD																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				VISIT / CHANGE HISTORY							
												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		
Total Card Land Units					Parcel Total Land Area					Total Land Value									

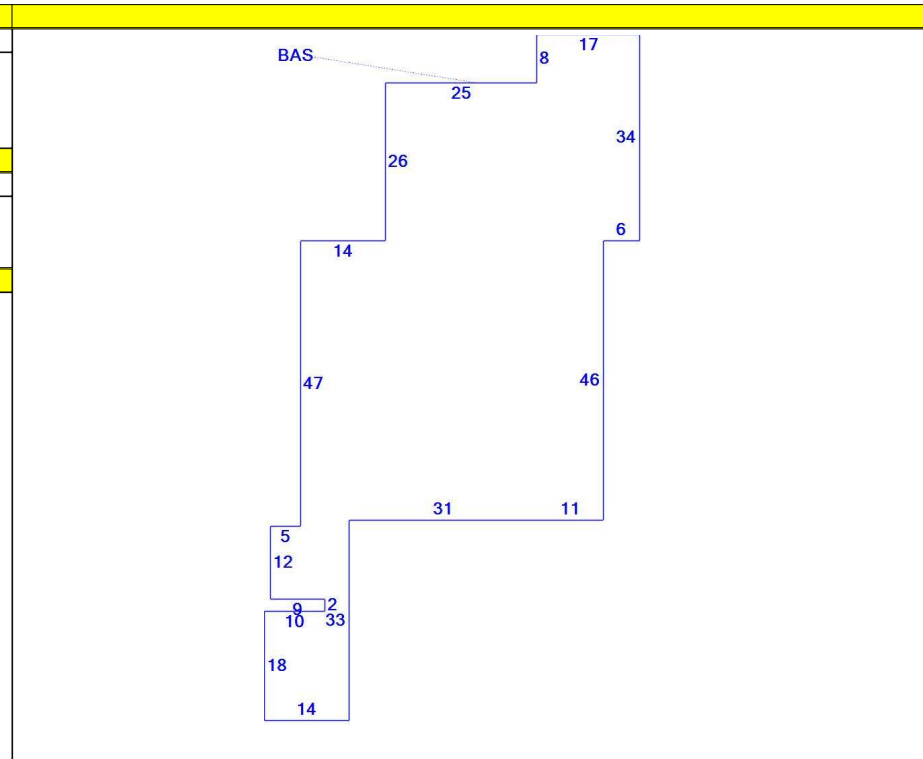
CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	06	Conventional				Bsmt Area	780				
Model	01	Residential				Bsmt Type	04				
Grade	03	Average				Unfin Area	0.00	Full			
Stories	1.5					CONDO DATA					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	11	Clapboard							B		S
Exterior Wall 2						Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				COST / MARKET VALUATION					
Interior Wall 2						Net Other Adj			28,425		
Interior Floor 1	12	Hardwood				Replace Cost					
Interior Floor 2						Year Built					
Heat Fuel	02	Oil				Effective Year Built					
Heat Type	05	Hot Water				Depreciation Code					
AC Type	01	None				Remodel Rating					
Bedrooms	3					Year Remodeled					
Full Baths	3					Depreciation %					
Half Baths	0					Functional Obsol					
Extra Fixtures	1					External Obsol					
Total Rooms	8					Trend Factor					
Bath Style	02	Average				Condition					
Kitchen Style	02	Average				Condition %					
Extra Kitchens	0					Percent Good					
Fireplaces	0					Cns Sect Rcnld					
Extra Openings	0					Dep % Ovr					
Gas Fireplaces	0					Dep Ovr Comment					
Sq Ft Fin Bsmt	585					Misc Imp Ovr					
FBM Quality	03	Average				Misc Imp Ovr Comment					
Foundation	06	Poured Conc				Cost to Cure Ovr					
Bsmt Garage	0					Cost to Cure Ovr Comment					
Bsmt Area	780										
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	
SGN3	W/INT LIGHT	L	32	140.00	1980	A	70	C	1.00	3,100	
SHD3	Shed - Metal	L	304	14.00		A	70	C	1.00	17,900	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
SIMMONS FREDERICK J JR			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed						
SIMMONS CAROLA			0 No Sewer	0 Paved	0 Average	RESIDNTL	0101	72,695	72,695						
638 SUMMER ST		SUPPLEMENTAL DATA			RESIDNTL	0101	112,840	112,840							
DUXBURY MA 02332		Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 5711 Total Acres 2.31 Chapter La GIS ID F_857707_2842532			Cyclical 10 Exemption W District Res Exem Assoc Pid#	RESIDNTL	0101	18,725	18,725						
					COMMERC.	0310	135,005	135,005							
					COM LAND	0310	255,760	255,760							
					COMMERC.	0310	34,775	34,775							
					COMMERC.	0332	177,500	177,500							
					Total		807,300	807,300							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
SIMMONS FREDERICK J JR		18942 0242	10-03-2000	Q	I	325,000	00	Year	Code	Assessed	Year	Code	Assessed		
								2023	0101	56,840	2022	0101	47,600		
									0101	116,060		0101	83,930		
									0101	13,020		0101	13,020		
									0310	105,560		0310	90,025		
								Total		730,000	Total		703,600		
								Total		548,800	Total		548,800		
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															
Nbhd		Nbhd Name		B		Tracing		Batch							
1070															
NOTES															
FRED'S FIX-IT SHOP															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments							
VISIT / CHANGE HISTORY															
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	0332	Servc Shop			0.000 AC	0.00	1.00000	0	1.00	1070	1.000		0	0.00	0
Total Card Land Units					0.00 AC	Parcel Total Land Area: 2.31					Total Land Value 368,600				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	95	Serv Station			
Grade	02	Below Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	00	Typical			
Interior Wall 2					
Interior Floor 1	03	Concrete			
Interior Floor 2					
Heating Fuel	08	Other			
Heating Type	12	Space Heat			
AC Type	01	None			
Use Type	0	Gas Station			
Bldg Use	3320	Servc Shop			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	03	Average			
Class	D	Class D			
Heat/AC	03	Average			
Pct Heated	100				
Baths/Plumbing	02	Average			
Ceiling/Wall	03	Sus-Ceil/Mn Wl			
Rooms/Prtns	02	Average			
Wall Height	7.00				
Base Floor	1.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
0332	Servc Shop	100
		0
		0

COST / MARKET VALUATION	
RCN	273,103
Year Built	1965
Effective Year Built	1986
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	65
Cns Sect Rcnld	177,500
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
OHD	Overhead Door	B	2	4100.00	1982		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,952	3,952	3,952	69.11	273,103	
Ttl Gross Liv / Lease Area		3,952	3,952	3,952		273,103	

