

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
DUXBURY FITNESS LLC  44 BOW ST  CARVER MA 02330			0 Water	0 Arterial	0 Average	Description COMMERC. COM LAND	Code 3250 3250	Appraised 210,900 395,700	Assessed 210,900 395,700								
			0 No Sewer	0 Paved	0 Average												
		<b>SUPPLEMENTAL DATA</b>															
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 1638 Total Acres .65 Chapter La GIS ID F_860738_2847704		Cyclical 10 Exemption W District Res Exem Assoc Pid#			Total		606,600	606,600									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
612 CONGRESS STREET LLC		58323 267	09-29-2023	Q	I	575,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
DUXBURY FITNESS LLC		44454 0151	06-25-2014	U	I	345,000	1S	2023	3250	187,900	2022	3250	187,900	2021	3250	115,200	
HOLBROOK CO-OPERATIVE BANK		41386 0312	05-18-2012	U	I	350,000	1L		3250	287,300		3250	287,300		3250	249,400	
MESHEAU JUDITH A		38198 0260	02-01-2010	U	I	1	1H										
MESHEAU RLTY TRUST		21816 0255	03-29-2002	U	I	450,000	1N										
Total								Total	475,200	Total	475,200	Total	475,200	Total	364,600		
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) 210,900							
1070										Appraised Xf (B) Value (Bldg) 0							
										Appraised Ob (B) Value (Bldg) 0							
										Appraised Land Value (Bldg) 395,700							
										Special Land Value 0							
										Total Appraised Parcel Value 606,600							
										Valuation Method C							
										Total Appraised Parcel Value 606,600							
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		
										03-23-2015	SJD	0	1	00	Measure & Listed		
										05-22-2014	DG			02	Callback - No Entry		
										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	28,296 SF	13.98	1.00000	C	1.00	1070	1.000			0		13.98	395,700
Total Card Land Units					0.65 AC	Parcel Total Land Area: 0.65					Total Land Value					395,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	68	Res Typ Comm			
Model	94	Commercial			
Grade	02	Below Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		301,334
Interior Floor 2					
Heating Fuel	02	Oil	Year Built		1968
Heating Type	04	Forced Air-Duc	Effective Year Built		1991
AC Type	03	Central	Depreciation Code		A
Use Type	4	Of/Md/Bnk/Gt	Remodel Rating		
Bldg Use	3250	Small Retail	Year Remodeled		
Total Rooms	4		Depreciation %		30
Total Baths	.5		Functional Obsol		
SF Finish Bsmt			External Obsol		
Lighting	03	Average	Trend Factor		1.000
Class	D	Class D	Condition		
Heat/AC	00	None	Condition %		
Pct Heated	100		Percent Good		70
Baths/Plumbing	02	Average	Cns Sect Rcnd		210,900
Ceiling/Wall	06	Ceil & Walls	Dep % Ovr		
Rooms/Prtns	02	Average	Dep Ovr Comment		
Wall Height	8.00		Misc Imp Ovr		
Base Floor	0.00		Misc Imp Ovr Comment		
1st Floor Use			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	1,612	1,612	1,612	166.12	267,778	
BSM	Basement	0	884	177	33.26	29,402	
FOP	Open Porch	0	168	25	24.72	4,153	
Ttl Gross Liv / Lease Area		1,612	2,664	1,814		301,333	

BAS		BAS BSM	
	28	26	26
FOP	28	6	34

