

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
TARKILN VILLAGE LLC			0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1120	2,877,300	2,877,300	
160 OLD DERBY ST				SUPPLEMENTAL DATA					RES LAND	1120	1,609,300	1,609,300	
									RESIDNTL	1120	16,400	16,400	
HINGHAM MA 02043			Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 23970 Total Acres 2.834 Chapter La GIS ID F_864233_2833278			Cyclical Exemption W District Res Exem Assoc Pid#							VISION
									Total 4,503,000 4,503,000				

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TARKILN VILLAGE LLC			47838 231	12-06-2016	U	I	100	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TARKILN VILLAGE NOMINEE TR			18603 336	06-13-2000	U	I	100	1F	2023	1120	2,955,100	2022	1120	2,955,100	2021	1120	1,774,200
										1120	931,100		1120	924,600		1120	770,500
										1120	10,400		1120	10,400		1120	10,400
									Total		3,896,600	Total		3,890,100	Total		2,555,100

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES			
37 KINGS TOWN WAY TWO / 4-2-1.5 EIGHT / 3-1-1			

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-22-32	07-20-2022	MN	Maintenance	21,000		100	07-20-2022	STRIP & REROOF		04-17-2013	SJD	7	1	00	Measure & Listed
CPO-20-23	08-10-2021	CM	Commercial	100,000		100	08-10-2021	Interior Demo of units 1-9 due to		04-12-2013	VGS			20	Field Review
CBP-20-21	10-01-2020	CM	Commercial	622,820	05-12-2021	100		Replace roof truss. Replace vinyl							
372	08-03-2004	NC	New Construct			100		10X16 RPLCMNT SHED							

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	1120	Apt Over 8	RC	Primary	90,384	SF	8.75	1.00000	5	2.00	0050	1.000		0	17.50	1,581,700	
1	1120	Apt Over 8			0.788	AC	35,000.00	1.00000	5	1.00	0050	1.000		0	0.80	27,600	
Total Card Land Units					2.86	AC	Parcel Total Land Area: 2.86					Total Land Value					1,609,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	14	Apartments			
Model	94	Commercial			
Grade	03	Average			
Stories	2				
Occupancy	10.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	20	Brick/Masonry			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	04	Unit/Ac			
Use Type	1	Apt/Hotel			
Bldg Use	1120	Apt Over 8			
Total Rooms	34				
Total Baths	11				
SF Finish Bsmt					
Lighting Class	03	Average			
Heat/AC Pct Heated	100				
Baths/Plumbing	02	Average			
Ceiling/Wall Rooms/Prtns	06	Ceil & Walls			
Wall Height	8.00	Average			
Base Floor	1.00				
1st Floor Use					

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
PAV1	Paving - Asphal	L	5,000	4.00	1980	A	70	C	1.00	14,000
SHD1	Shed	L	160	21.00	2004	A	70	C	1.00	2,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,766	3,766	3,766	161.98	610,017	
BSM	Basement	0	1,428	286	32.44	46,326	
FEP	Finished Enclosed Porch	0	55	33	97.19	5,345	
FUS	Finished Upper Story	3,766	3,766	3,766	161.98	610,017	
PTO	Patio	0	520	26	8.10	4,211	
WDK	Deck	0	240	24	16.20	3,888	
Ttl Gross Liv / Lease Area		7,532	9,775	7,901		1,279,804	

					WDK PTO 30 8	
7PTO 20	FUS BAS	FUS BAS BSM	FUS BAS	PTO 20 7		
FUS BAS				FUS BAS		
	28	42	42	42	28	
		14	34	15		
					FEP 5	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
TARKILN VILLAGE LLC 160 OLD DERBY ST HINGHAM MA 02043			0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1120	2,877,300	2,877,300	
					0	Medium			RES LAND	1120	1,609,300	1,609,300	
SUPPLEMENTAL DATA													
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 23970 Total Acres 2.834 Chapter La GIS ID F_864233_2833278						Cyclical Exemption W District Res Exem Assoc Pid#							
Total										4,503,000	4,503,000		

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TARKILN VILLAGE LLC			47838	231	12-06-2016	U	I	100	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TARKILN VILLAGE NOMINEE TR			18603	336	06-13-2000	U	I	100	1F	2023	1120	2,955,100	2022	1120	2,955,100	2021	1120	1,774,200
											1120	931,100		1120	924,600		1120	770,500
											1120	10,400		1120	10,400		1120	10,400
Total										3,896,600	Total	3,890,100	Total	2,555,100				

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES			
39 KINGS TOWN WAY TWO / 4-2-1.5 EIGHT / 3-1-1			

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-21-37	09-09-2021	CM	Commercial	26,000		100		Strip and replace asphalt shingle						

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	
2	1120	Apt Over 8			0.000	AC	0.00	1.00000	0	1.00	0050	1.000		0	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 2.86					Total Land Value 1,609,300				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	14	Apartments									
Model	94	Commercial									
Grade	03	Average									
Stories	2										
Occupancy	10.00										
Exterior Wall 1	25	Vinyl Siding									
Exterior Wall 2	20	Brick/Masonry									
Roof Structure	03	Gable									
Roof Cover	03	Asphalt									
Interior Wall 1	05	Drywall									
Interior Wall 2											
Interior Floor 1	14	Carpet									
Interior Floor 2	11	Ceramic									
Heating Fuel	03	Gas									
Heating Type	05	Hot Water									
AC Type	04	Unit/Ac									
Use Type	1	Apt/Hotel									
Bldg Use	1120	Apt Over 8									
Total Rooms	34										
Total Baths	11										
SF Finish Bsmt											
Lighting	03	Average									
Class	D	Class D									
Heat/AC	03	Average									
Pct Heated	100										
Baths/Plumbing	02	Average									
Ceiling/Wall	06	Ceil & Walls									
Rooms/Prtns	02	Average									
Wall Height	8.00										
Base Floor	1.00										
1st Floor Use											

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	Undeprc Value	
BAS	First Floor	3,766	3,766	3,766	165.07	621,654	
BSM	Basement	0	1,428	286	33.06	47,210	
FEP	Finished Enclosed Porch	0	55	33	99.04	5,447	
FUS	Finished Upper Story	3,766	3,766	3,766	165.07	621,654	
PTO	Patio	0	520	26	8.25	4,292	
WDK	Deck	0	240	24	16.51	3,962	
Ttl Gross Liv / Lease Area		7,532	9,775	7,901		1,304,219	

					WDK PTO 30 8						
7PTO 20	FUS BAS	FUS BAS BSM	FUS BAS	PTO 20 7							
FUS BAS				FUS BAS							
	28	42		42	42						
20					20						
		14			34	15					
					FEP 5						



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
TARKILN VILLAGE LLC			0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1120	2,877,300	2,877,300	
160 OLD DERBY ST				SUPPLEMENTAL DATA					RES LAND	1120	1,609,300	1,609,300	
									RESIDNTL	1120	16,400	16,400	
HINGHAM MA 02043	Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 23970 Total Acres 2.834 Chapter La GIS ID F_864233_2833278			Cyclical Exemption W District Res Exem Assoc Pid#			2						VISION
									Total		4,503,000	4,503,000	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TARKILN VILLAGE LLC			47838 231	12-06-2016	U	I	100	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TARKILN VILLAGE NOMINEE TR			18603 336	06-13-2000	U	I	100	1F	2023	1120	2,955,100	2022	1120	2,955,100	2021	1120	1,774,200
										1120	931,100		1120	924,600		1120	770,500
										1120	10,400		1120	10,400		1120	10,400
									Total		3,896,600	Total		3,890,100	Total		2,555,100

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											
0050															

NOTES													APPRAISED VALUE SUMMARY			
41 KINGS TOWN WAY TWO / 4-2-1.5 EIGHT / 3-1-1													Appraised Bldg. Value (Card)	2,877,300		
													Appraised Xf (B) Value (Bldg)	0		
													Appraised Ob (B) Value (Bldg)	16,400		
													Appraised Land Value (Bldg)	1,609,300		
													Special Land Value	0		
													Total Appraised Parcel Value	4,503,000		
													Valuation Method	C		
													Total Appraised Parcel Value	4,503,000		

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	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
3	1120	Apt Over 8			0.000 AC	0.00	1.00000	0	1.00	0050	1.000		0	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area: 2.86					Total Land Value					1,609,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
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Heating Type	05	Hot Water			
AC Type	04	Unit/Ac			
Use Type	1	Apt/Hotel			
Bldg Use	1120	Apt Over 8			
Total Rooms	34				
Total Baths	11				
SF Finish Bsmt					
Lighting	03	Average			
Class	D	Class D			
Heat/AC	03	Average			
Pct Heated	100				
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	8.00				
Base Floor	1.00				
1st Floor Use					

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

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FUS	Finished Upper Story	3,766	3,766	3,766	165.07	621,654	
PTO	Patio	0	520	26	8.25	4,292	
WDK	Deck	0	240	24	16.51	3,962	
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<p>WDK PTO 30 8</p>				
7PTO 20	FUS BAS	FUS BAS BSM	FUS BAS	PTO 20 7
FUS BAS				FUS BAS
	28	42	42	42 28
20				20
	14	34	15	
<p>FEP 5</p>				

