

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
ISLAND CREEK PROPERTIES LLC C/O BEACON COMMUNITIES LLC TWO CENTER PLAZA, SUITE 700 BOSTON MA 02108		0	Water	0	Arterial	0	Average	Description	Code			Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1140			4,164,600	4,164,600				
				0	Heavy			RES LAND	1140	945,400	945,400						
SUPPLEMENTAL DATA																	
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 10995 Total Acres 1.786 Chapter La GIS ID F_866973_2832113					Cyclical Exemption W District Res Exem Assoc Pid#		3		Total		5,110,000	5,110,000					
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ISLAND CREEK PROPERTIES LLC			36539 0001	11-18-2008	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	1140	3,126,300	2022	1140	3,220,600	2021	1140	3,091,000
									1140	923,700		1140	779,400		1140	1,001,000	
									Total		4,050,000	Total		4,000,000	Total		4,092,000
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									
0070																	
NOTES																	
BUILDINGS 14, 16, 18 UNITS 14D, 14H, 18C, 18G ARE 2 BEDROOM WEST LEASE PARCEL-PLAN '13-242 WEST LEASE PARCEL-PLAN '15-130																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			
CBP-19-35	09-12-2019	CM		5,400	04-16-2020	100	04-16-2020	Remove 2 Interior Load Bearing	04-12-2013	VGS			20	Field Review			
2017-370	11-06-2017	MN	Maintenance	52,000		100		REMOVE AND REPLACE ASPH	04-04-2013	SJD	7	7	00	Measure & Listed			
2017-369	11-06-2017	MN	Maintenance	52,000		100		REMOVE AND REPLACE ASPH									
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		
1	1140	Affordable Housi	NB	Primary	77,786 SF	8.75	1.00000	5	1.00	0070	1.389			0	12.15	945,400	
Total Card Land Units					1.79	AC	Parcel Total Land Area: 1.79					Total Land Value		945,400			

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				0	Heavy			RES LAND	1140	945,400	945,400						
SUPPLEMENTAL DATA																	
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 10995 Total Acres 1.786 Chapter La GIS ID F_866973_2832113					Cyclical Exemption W District Res Exem Assoc Pid#		3		Total		5,110,000	5,110,000					
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										1140	923,700		1140	779,400		1140	1,001,000
									Total		4,050,000	Total		4,000,000	Total		4,092,000
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Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
			Total					0.00									
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0070																	
NOTES																	
BUILDINGS 20, 22, 24 UNITS 20D, 24C, 24G ARE 2 BEDROOM WEST LEASE PARCEL - PLAN '13-242																	
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	1140	Affordable Housi			0.000 AC	0.00	1.00000	0	1.00	0070	1.389		0	0.00	0		
Total Card Land Units					0.00 AC	Parcel Total Land Area: 1.79					Total Land Value					945,400	

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	45	Apt House			
Model	94	Commercial			
Grade	03	Average			
Stories	2				
Occupancy	24.00				
Exterior Wall 1	25	Vinyl Siding			
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		1,338,698
Interior Floor 2	05	Vinyl			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water	Year Built		1982
AC Type	04	Unit/Ac	Effective Year Built		1997
Use Type	1	Apt/Hotel	Depreciation Code		A
Bldg Use	1120	Apt Over 8	Remodel Rating		
Total Rooms	75		Year Remodeled		
Total Baths	24		Depreciation %		24
SF Finish Bsmt			Functional Obsol		
Lighting	03	Average	External Obsol		
Class	C	Class C	Trend Factor		1,000
Heat/AC	03	Average	Condition		MA
Pct Heated	100		Condition %		20
Baths/Plumbing	02	Average	Percent Good		96
Ceiling/Wall	06	Ceil & Walls	Cns Sect Rcnld		1,285,200
Rooms/Prtns	02	Average	Dep % Ovr		
Wall Height	8.00		Dep Ovr Comment		
Base Floor	1.00		Misc Imp Ovr		
1st Floor Use			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	
BAL	Balcony	0	408	41	7.51	3,065	
BAS	First Floor	9,392	9,392	9,392	74.75	702,052	
FHS	Finished Half Story	600	1,200	600	37.38	44,850	
FUS	Finished Upper Story	7,856	7,856	7,856	74.75	587,236	
PTO	Patio	0	408	20	3.66	1,495	
Ttl Gross Liv / Lease Area		17,848	19,264	17,909		1,338,698	

