

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
42 TREMONT ST LLC			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
C/O KEITH PROPERTIES INC			0 No Sewer	0 Paved	0 Average	COMMERC.	3420	1,256,900	1,256,900	
14 PAGE TERRACE				0 Heavy		COM LAND	3420	544,800	544,800	
<b>SUPPLEMENTAL DATA</b>										
STOUGHTON MA 02072		Alt Prcl ID	Cyclical Exemption		60	COMMERC.	3420	24,700	24,700	VISION
		Scnd Hom	District Res Exem							
		Tax Class T	Assoc Pid#							
		Tot Fin Are 7566								
		Total Acres 1.2								
		Chapter La								
		GIS ID F_867516_2831511								
							Total	1,826,400	1,826,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
42 TREMONT ST LLC		15774 0001	12-31-1997	U	I		1	1F	Year	Code	Assessed	Year	Code	Assessed
									2023	3420	1,250,900	2022	3420	1,249,700
										3420	377,700		3420	470,300
										3420	15,900		3420	15,900
							Total		1,644,500		Total	1,735,900	Total	1,312,900

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
1090				

NOTES				
PERIMETER - 368				
LALONDE CHIRO;DENNIS JODION DMP;ALL				
PHASE TRAINING;SOUTH SHORE WOMENS HEALTH				
OK TRADING CORP;PETER-ORTHODONTIST;				
HEAVEN HAPIDS MASSAGE;ORTHODONTIST;				
PERFORMANCE TEXT;ALLEN LAHEY-FAM PRACTCE				

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-2118	06-04-2021	CM	Commercial	146,500		100	08-09-2021	Remove 4 walls and 1 ramp. Rep	05-06-2014	DG			00	Measure & Listed
2017-3	01-05-2017	MN	Maintenance	1,536		100		REPAIR EXISTING DECK	04-12-2013	VGS			20	Field Review
2017-03	01-05-2017	MN	Maintenance	3,986		100		STRIP & REROOF	07-01-1996	BB			70	Prior Inspection
294	09-19-2007	MS	Miscellaneous	7,500		100		AIR BLOCK ENTRANCE						
216	07-17-2007	RM	Remodel	35,000		100		DIV OFFIC A957'8891'						
13839	10-06-1995	RM	Remodel	40,000		100		RENOV OF OFFICE SPCE						

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	3420	Prof Bldg	NB	Primary	43,560 SF	9.87	1.00000	C	1.00	1090	1.000			9.87	537,400	
1	3420	Prof Bldg	NB	Residual	0.200 AC	37,026.00	1.00004	C	1.00	1090	1.000			0.85	7,400	
Total Card Land Units					1.20 AC	Parcel Total Land Area: 1.20					Total Land Value					544,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	Profess. Bldg			
Model	94	Commercial			
Grade	03	Average			
Stories	2				
Occupancy	10.00				
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		1,745,672
Interior Floor 2	05	Vinyl			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc	Year Built		1973
AC Type	03	Central	Effective Year Built		1993
Use Type	4	Of/Md/Bnk/Gt	Depreciation Code		A
Bldg Use	3420	Prof Bldg	Remodel Rating		
Total Rooms	0		Year Remodeled		
Total Baths	0		Depreciation %		28
SF Finish Bsmt			Functional Obsol		
Lighting	03	Average	External Obsol		
Class	D	Class D	Trend Factor		1.000
Heat/AC	01	Heat/Ac Pkgs	Condition		
Pct Heated	100		Condition %		
Baths/Plumbing	02	Average	Percent Good		72
Ceiling/Wall	06	Ceil & Walls	Cns Sect Rcnld		1,256,900
Rooms/Prtns	02	Average	Dep % Ovr		
Wall Height	8.00		Dep Ovr Comment		
Base Floor	0.00		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
PAV1	Paving - Asphal	L	6,400	4.00	1980	A	70	C	1.00	17,900
LT2	Lights - Sodium	L	5	1600.00	2014	G	85	C	1.00	6,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,336	4,336	4,336	159.03	689,554	
BSM	Basement	0	42	8	30.29	1,272	
FBM	Finished Bsmt	0	4,263	2,558	95.43	406,799	
FOP	Open Porch	0	44	7	25.30	1,113	
FUS	Finished Upper Story	2,470	2,470	2,470	159.03	392,804	
PTO	Patio	0	60	3	7.95	477	
RMP	Ramp Aluminum	0	86	9	16.64	1,431	
TQS	Three Quarter Story	990	1,320	990	119.27	157,440	
UHS	Unfinished Half Story	0	2,368	592	39.76	94,146	
WDK	Deck	0	44	4	14.46	636	
Ttl Gross Liv / Lease Area		7,796	15,033	10,977		1,745,672	

