

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MEHRMAN JANETTE TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
BAY REALTY TRUST			0 No Sewer	0 Paved	0 Average	COMMERC.	3250	284,600	284,600	
PO BOX 1403				0 Heavy		COM LAND	3250	519,300	519,300	
<b>SUPPLEMENTAL DATA</b>										
SAGAMORE BE MA 02562-1403		Alt Prcl ID	Cyclical Exemption		60	COMMERC.	3250	144,800	144,800	VISION
		Scnd Hom	District Res Exem							
		Tax Class T	Assoc Pid#							
		Tot Fin Are 3968								
		Total Acres .848								
		Chapter La								
		GIS ID F_868531_2831578								
							Total	948,700	948,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MEHRMAN JANETTE TT		14730 0195	10-22-1996	Q	I	175,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	3250	218,100	2022	3250	218,100
									3250	455,900	2021	3250	364,700
									3250	49,500		3250	49,500
							Total	723,500	Total	723,500	Total	576,800	

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 - 173 SOUTH SHORE CABINETS+APPLIANCE CENTER -STORE/SHOW ROOM; CEN/AC=LG UNITS PLUMB INTO WALL; PROPANE FILLING STATION-USED FOR HEAT ALSO;										

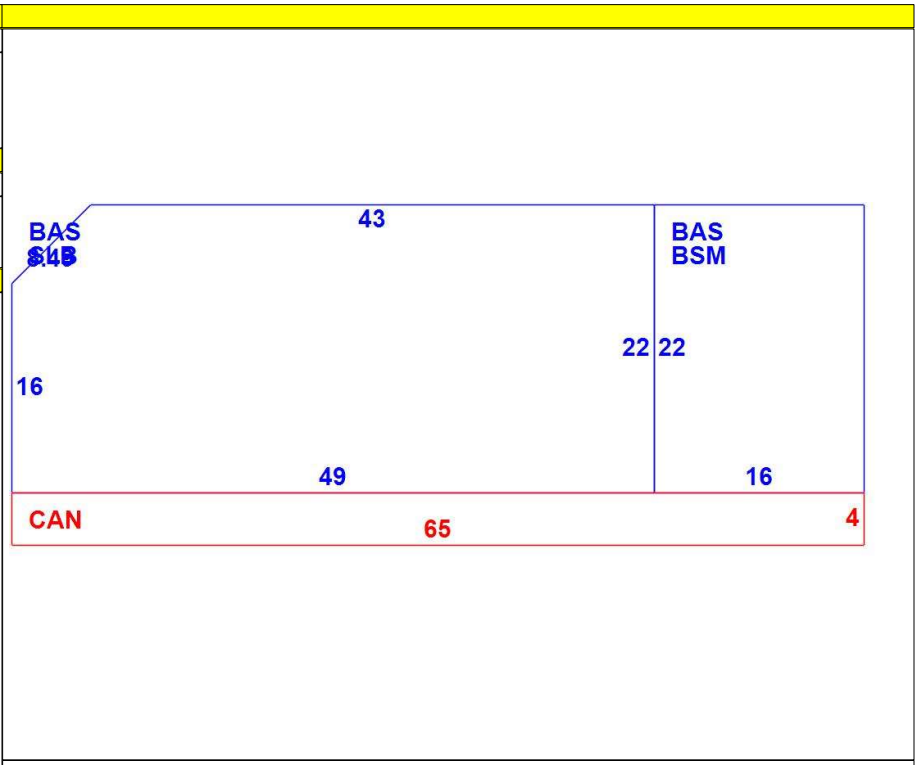
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
200002388	06-12-2000	MN	Maintenance	3,200		100		STRIP AND REROOF	05-12-2014	DG			00	Measure & Listed
12729	04-02-1993	MN	Maintenance	2,000		100		INSTL PIERS PROPANE	04-12-2013	VGS			20	Field Review
									12-12-2007	BSB		1	00	Measure & Listed

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	37,026 SF	11.22	1.00000	C	1.00	1090	1.000			11.22	519,300
					Total Card Land Units	0.85 AC	Parcel Total Land Area: 0.85							Total Land Value	519,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	17	Store			
Model	94	Commercial			
Grade	03	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			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	12	Space Heat			
AC Type	03	Central			
Use Type	2	Retail			
Bldg Use	3250	Small Retail			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	03	Average			
Class	D	Class D			
Heat/AC	00	None			
Pct Heated	0				
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	8.00				
Base Floor	0.00				
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
FN1	Fence - Chain	L	50	24.00	1980	A	70	C	1.00	800
PAV1	Paving - Asphal	L	2,850	4.00	1975	A	70	C	1.00	8,000
SGN3	W/INT LIGHTS	L	1	140.00	2014	G	85	C	1.00	100
SGN3	W/INT LIGHTS	L	1	140.00	2014	G	85	C	1.00	100
TNK4	COMPRESSED	L	4,000	5.00	2000	A	70	C	1.00	14,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,412	1,412	1,412	167.38	236,341	
BSM	Basement	0	352	70	33.29	11,717	
CAN	Canopy	0	260	26	16.74	4,352	
SLB	Slab	0	1,060	0	0.00	0	
Ttl Gross Liv / Lease Area		1,412	3,084	1,508		252,410	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
MEHRMAN JANETTE TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed						
BAY REALTY TRUST			0 No Sewer	0 Paved	0 Average	COMMERC.	3250	284,600	284,600						
PO BOX 1403				0 Heavy		COM LAND	3250	519,300	519,300						
<b>SUPPLEMENTAL DATA</b>						COMMERC.	3250	144,800	144,800						
SAGAMORE BE MA 02562-1403		Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 3968 Total Acres .848 Chapter La GIS ID F_868531_2831578			Cyclical Exemption W District Res Exem Assoc Pid#		Total		948,700	948,700					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MEHRMAN JANETTE TT		14730 0195	10-22-1996	Q	I	175,000	00	Year	Code	Assessed	Year	Code	Assessed		
								2023	3250	218,100	2022	3250	218,100		
									3250	455,900		3250	455,900		
									3250	49,500		3250	49,500		
								Total		723,500	Total		723,500		
								Total			Total		576,800		
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							
1090															
NOTES															
PERIMETER - 160 SOUTH SHORE CABINET+APPLIANCE CENTER- WAREHOUSE															
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.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
2	3250	Small Retail			0.000 AC	0.00	1.00000	C	1.00	1090	1.000			0	0.00
Total Card Land Units					0.00 AC	Parcel Total Land Area: 0.85					Total Land Value				
											519,300				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	51	Pre-Eng Garage			
Model	94	Commercial			
Grade	02	Below Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	27	Pre-Finsh Metl			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	01	Metal/Tin			
Interior Wall 1	00	Typical			
Interior Wall 2					
Interior Floor 1	03	Concrete	RCN		127,373
Interior Floor 2					
Heating Fuel	00	None	Year Built		1986
Heating Type	01	None	Effective Year Built		1999
AC Type	01	None	Depreciation Code		A
Use Type	2	Retail	Remodel Rating		
Bldg Use	3250	Small Retail	Year Remodeled		
Total Rooms	0		Depreciation %		22
Total Baths	0		Functional Obsol		
SF Finish Bsmt			External Obsol		
Lighting	03	Average	Trend Factor		1.000
Class	S	Class E	Condition		
Heat/AC	00	None	Condition %		
Pct Heated	0		Percent Good		78
Baths/Plumbing	02	Average	Cns Sect Rcnld		99,400
Ceiling/Wall	06	Ceil & Walls	Dep % Ovr		
Rooms/Prtns	02	Average	Dep Ovr Comment		
Wall Height	14.00		Misc Imp Ovr		
Base Floor	1.00		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
OHD	Overhead Door	B	1	4100.00	2000		0		0.00	0
SGN1	SIGN-1 SD W/	L	1	102.00	2014	A	70	C	1.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,500	1,500	1,500	84.92	127,373	
SLB	Slab	0	1,500	0	0.00	0	
Ttl Gross Liv / Lease Area		1,500	3,000	1,500		127,373	

BAS  
SLB

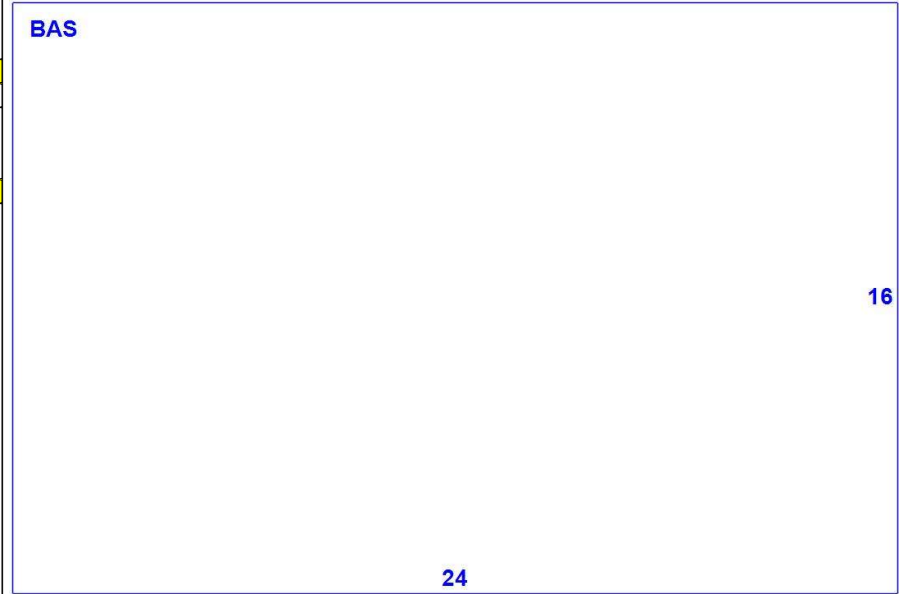
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CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
MEHRMAN JANETTE TT BAY REALTY TRUST PO BOX 1403  SAGAMORE BE MA 02562-1403		0	Water	0	Arterial	0	Average	Description		Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	COMMERC.		3250	284,600	284,600									
		SUPPLEMENTAL DATA		COM LAND		3250		519,300		519,300		519,300									
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 3968 Total Acres .848 Chapter La GIS ID F_868531_2831578		Cyclical Exemption W District Res Exem		60		COMMERC.		3250		144,800		144,800									
										Total		948,700		948,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MEHRMAN JANETTE TT		14730	0195	10-22-1996	Q	I	175,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
										2023	3250	218,100	2022	3250	218,100	2021	3250	162,600			
											3250	455,900		3250	455,900		3250	364,700			
											3250	49,500		3250	49,500		3250	49,500			
										Total		723,500		Total		723,500		Total		576,800	
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													
1090																					
NOTES																					
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	3250	Small Retail			SF	0.00	1.00000	C	1.00	1090	1.000			0	0.00	0					
Total Card Land Units					0.00	AC	Parcel Total Land Area: 0.85					Total Land Value					519,300				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	96	Office/Wareh			
Model	94	Commercial			
Grade	01	Low Cost			
Stories	1				
Occupancy			<b>MIXED USE</b>		
Exterior Wall 1	08	Wood On Sheath	Code	Description	Percentage
Exterior Wall 2			3250	Small Retail	100
Roof Structure	03	Gable			0
Roof Cover	03	Asphalt			0
Interior Wall 1	01	Minimum	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			RCN		26,990
Interior Floor 1	06	Linoleum	Year Built		1991
Interior Floor 2			Effective Year Built		1999
Heating Fuel	07	Propane	Depreciation Code		F
Heating Type	12	Space Heat	Remodel Rating		
AC Type	04	Unit/Ac	Year Remodeled		
Use Type	2	Retail	Depreciation %		22
Bldg Use	3250	Small Retail	Functional Obsol		
Total Rooms	1		External Obsol		
Total Baths	.5		Trend Factor		1.000
SF Finish Bsmt	0		Condition		
Lighting	02	Fair	Condition %		
Class	D	Class D	Percent Good		78
Heat/AC	00	None	Cns Sect Rcnd		21,100
Pct Heated			Dep % Ovr		
Baths/Plumbing	02	Average	Dep Ovr Comment		
Ceiling/Wall	06	Ceil & Walls	Misc Imp Ovr		
Rooms/Prtns	01	Light	Misc Imp Ovr Comment		
Wall Height	8.00		Cost to Cure Ovr		
Base Floor	1.00		Cost to Cure Ovr Comment		
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
DCK	Dock	L	1,292	45.00	1991	F	55	D	0.50	16,000
SHD1	Shed	L	120	21.00	1991	F	55	D	0.50	700
TNK4	COMPRESSED	L	30,000	5.00	1992	A	70	C	1.00	105,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	384	384	384	70.29	26,990	
Ttl Gross Liv / Lease Area		384	384	384		26,990	

