

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DUXBURY TOWN OF 878 TREMONT ST DUXBURY MA 02332			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	BLDG	9310	3,325,100	3,325,100	
					0	Medium			LAND	9310	2,476,000	2,476,000	
SUPPLEMENTAL DATA							OB	9310	366,800	366,800			
Alt Prcl ID Scnd Home Tax Class E Tot Fin Area 22509 Total Acres 6.194 Chapter Lan GIS ID F_875741_2839211			Cyclical Exemption W District Res Exem		4				Total		6,167,900	6,167,900	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUXBURY TOWN OF			1697 0296	10-02-1935	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed			
									2023	9310	2,595,300	2022	9310	2,175,400			
										9310	2,602,200	2021	9310	2,153,100			
										9310	214,000		9310	2,602,200			
										9310	214,000		9310	214,000			
									Total		5,411,500	Total		4,991,600	Total		4,969,300

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00						Appraised Bldg. Value (Card) 3,325,100			
									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 366,800			
									Appraised Land Value (Bldg) 2,476,000			
									Special Land Value 0			
									Total Appraised Parcel Value 6,167,900			
									Valuation Method C			
									Total Appraised Parcel Value 6,167,900			

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
2018-316	08-16-2018	MN	Maintenance	7,245		100		REPLACE 1 SET OF COMMER	07-07-2014	SJF	6		01	Measure - No Entry
2017-301	09-22-2017	RM	Remodel			100		CONSTRUCT A 16' WALL, CRE	04-12-2013	VGS			20	Field Review
2017-5	01-05-2017	MS	Miscellaneous	44,000		100		REPLACE EXISTING FIRE ALA						
2015-342	10-09-2015	NC	New Construct	160,000		100		CONSTRUCT A 40' X 50' STOR						
2015-307	09-28-2015	NC	New Construct	160,000		100		INSTALL A FOUNDATION ONLY						
167	06-22-2012	RM	Remodel	4,500	06-30-2012	100		50 LF CEILING HEIGHT OFFICE						
127	08-09-2011	MN	Maintenance	53,300		100		ROOF						

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	931R	Improved	PD	Primary	216.493	SF 9.87	1.00000	C	1.00	1070	1.000		1.0000	9.87	2,136,800
1	931R	Improved	PD	Residual	19.880	AC 37,026.00	0.46078	C	1.00	1070	1.000		1.0000	0.39	339,200
Total Card Land Units					24.85	AC	Parcel Total Land Area			24.85	Total Land Value			2,476,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	5912	
Model	01	Residential	Bsmt Type	00	N/A
Grade	07	Very Good	Unfin Area	0.00	
Stories	2				
Occupancy	1				
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	0				
Full Baths	4				
Half Baths	2				
Extra Fixtures	0				
Total Rooms	13				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	5912				

CONDO DATA			
Parcel Id		C	OWne
			B S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	2,206,241
Replace Cost	33,600
Year Built	2,239,841
Effective Year Built	1975
Depreciation Code	2000
Remodel Rating	G
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnld	1,769,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

FUS	15	5	FOP	38	5	5	15
BAS				38			
BSM							
92				38			92
15	5	FOP	38	5	5	15	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
PTO	Patio	L	2,025	15.00	1980	A	70	C	1.00	21,300
PAV1	Paving - Asph	L	3,660	4.00	1980	A	70	C	1.00	10,200
LT3	Lights - Incnd	L	4	620.00	1981	A	70	C	1.00	1,700
PAV1	Paving - Asph	L	22,77	4.00	1980	A	70	C	1.00	63,800
FN1	Fence - Chain	L	300	24.00	2005	G	85	C	1.00	6,100
SHD1	Shed	L	80	21.00	1980	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,876	5,876	5,876	169.92	998,450
BSM	Basement	0	5,876	1,175	33.98	199,656
FOP	Open Porch	0	380	57	25.49	9,685
FUS	Finished Upper Story	5,876	5,876	5,876	169.92	998,450
Ttl Gross Liv / Lease Area		11,752	18,008	12,984		2,206,241

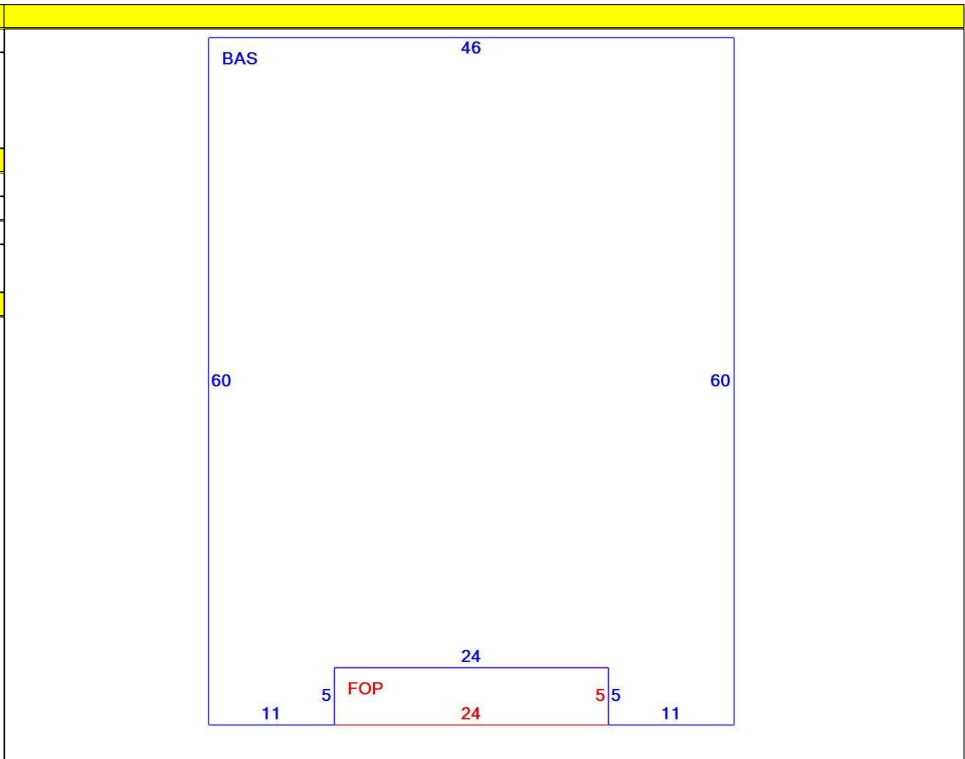


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
DUXBURY TOWN OF 878 TREMONT ST DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed								
			0 No Sewer	0 Paved	0 Average	BLDG	9310	3,325,100	3,325,100								
		SUPPLEMENTAL DATA			0 Medium		LAND	9310	2,476,000		2,476,000						
		Alt Prcl ID	Cyclical 4			OB	9310	366,800	366,800								
		Scnd Home	Exemption			Total											
		Tax Class E	W			6,167,900											
		Tot Fin Area 22509	District			6,167,900											
		Total Acres 6.194	Res Exem			6,167,900											
		Chapter Lan				6,167,900											
		GIS ID F_875741_2839211	Assoc Pid#			6,167,900											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DUXBURY TOWN OF		1697 0296	10-02-1935	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2023	9310	2,595,300	2022	9310	2,175,400	2021	9310	2,153,100	
									9310	2,602,200		9310	2,602,200		9310	2,602,200	
									9310	214,000		9310	214,000		9310	214,000	
								Total		5,411,500	Total		4,991,600	Total		4,969,300	
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									
1070																	
NOTES																	
BUILDING PERMIT RECORD																	
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	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value		
2	931R	Improved			0.000 AC	0.00	1.00000	0	1.00	1070	1.000		0.0000	0.00	0		
Total Card Land Units					0.00 AC	Parcel Total Land Area					24.85	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1				
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	04	Electric	Net Other Adj		568,056
Heat Type	04	Forced Air-Duc	Replace Cost		14,500
AC Type	01	None	Year Built		582,556
Bedrooms	0		Effective Year Built		1850
Full Baths	2		Depreciation Code		1988
Half Baths	0		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	3		Depreciation %		33
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		67
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		390,300
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	0		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	% Gd	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	2,640	2,640	2,640	213.72	564,209
FOP	Open Porch	0	120	18	32.06	3,847
Ttl Gross Liv / Lease Area		2,640	2,760	2,658		568,056



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
DUXBURY TOWN OF 878 TREMONT ST DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	BLDG	9310	3,325,100	3,325,100	
		SUPPLEMENTAL DATA			0 Medium		LAND	9310	2,476,000	
		Alt Prcl ID	Cyclical 4			OB	9310	366,800	366,800	
		Scnd Home	Exemption							
		Tax Class E	W							
		Tot Fin Area 22509	District							
		Total Acres 6.194	Res Exem							
		Chapter Lan								
		GIS ID F_875741_2839211	Assoc Pid#							
						Total		6,167,900	6,167,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DUXBURY TOWN OF		1697 0296	10-02-1935	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed
								2023	9310	2,595,300	2022	9310	2,175,400
									9310	2,602,200		9310	2,602,200
									9310	214,000		9310	214,000
								Total		5,411,500	Total		4,991,600
											Total		4,969,300

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									

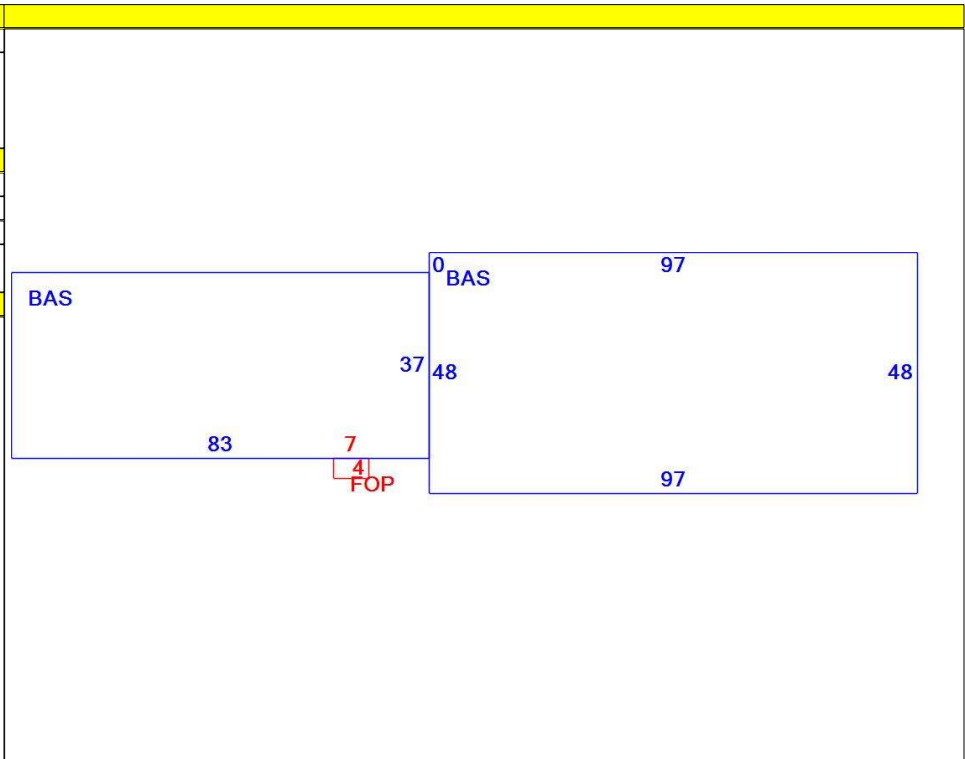
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)			
1070					Appraised Xf (B) Value (Bldg)	3,325,100		
					Appraised Ob (B) Value (Bldg)	0		
					Appraised Land Value (Bldg)	366,800		
					Appraised Land Value (Bldg)	2,476,000		
					Special Land Value	0		
					Total Appraised Parcel Value	6,167,900		
					Valuation Method	C		
					Total Appraised Parcel Value	6,167,900		

NOTES										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result

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			

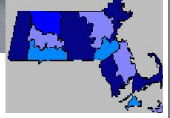
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
3	931R	Improved			0.000 AC	0.00	1.00000	0	1.00	1070	1.000		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					24.85	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	27	Pre-Finsh Metl	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			1,233,095
Interior Floor 2			Net Other Adj		10,730
Heat Fuel	03	Gas	Replace Cost		1,243,825
Heat Type	12	Space Heat	Year Built		1970
AC Type	01	None	Effective Year Built		1992
Bedrooms	0		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation %		29
Total Rooms	3		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		883,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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	% Gd	Grade	Grade Adj.	Appr. Value
WHS	SHEET META	L	2,000	64.00	2015	E	100	A	2.00	256,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,727	7,727	7,727	159.50	1,232,457	
FOP	Open Porch	0	28	4	22.79	638	
Ttl Gross Liv / Lease Area		7,727	7,755	7,731		1,233,095	



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA								
DUXBURY TOWN OF				0 Water		0 Arterial		0 Average		Description	Code	Appraised	Assessed									
878 TREMONT ST				0 No Sewer		0 Paved		0 Average		BLDG	9310	3,325,100	3,325,100									
						0 Medium				LAND	9310	2,476,000	2,476,000									
DUXBURY MA 02332		SUPPLEMENTAL DATA								OB	9310	366,800	366,800	VISION								
		Alt Prcl ID Scnd Hom Tax Class E Tot Fin Are 22509 Total Acres 6.194 Chapter La GIS ID F_875741_2839211				Cyclical Exemption W District Res Exem Assoc Pid#				4		Total				6,167,900	6,167,900					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
DUXBURY TOWN OF		1697 0296		10-02-1935		U I				0		1N		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2023	9310	2,595,300	2022	9310	2,175,400	2021	9310	2,153,100
															9310	2,602,200		9310	2,602,200		9310	2,602,200
															9310	214,000		9310	214,000		9310	214,000
		Total								0				Total	5,411,500	Total	4,991,600	Total	4,969,300			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		APPRAISED VALUE SUMMARY								
				Total		0.00								Appraised Bldg. Value (Card) 3,325,100								
														Appraised Xf (B) Value (Bldg) 0								
														Appraised Ob (B) Value (Bldg) 366,800								
														Appraised Land Value (Bldg) 2,476,000								
														Special Land Value 0								
														Total Appraised Parcel Value 6,167,900								
														Valuation Method C								
														Total Appraised Parcel Value 6,167,900								
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					
4	9310	Other			0.000	AC	0.00	1.00000	0	1.00	1070	1.000			0	0.00	0					
4	931R	Improved	PD	Residual	0.000	AC	47,916.00	1.00000	C	1.00	1070	1.000			0	1.10	0					
Total Card Land Units					0.00	AC	Parcel Total Land Area: 24.85					Total Land Value					2,476,000					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	Profess. Bldg			
Model	94	Commercial			
Grade	06	Good			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	00	Typical			
Roof Cover	03	Asphalt			
Interior Wall 1	00	Typical			
Interior Wall 2					
Interior Floor 1	11	Ceramic	RCN		324,373
Interior Floor 2					
Heating Fuel	08	Other	Year Built		2005
Heating Type	12	Space Heat	Effective Year Built		2008
AC Type	01	None	Depreciation Code		G
Use Type	4	Of/Md/Bnk/Gt	Remodel Rating		
Bldg Use	3160	Comm Whse	Year Remodeled		
Total Rooms	0		Depreciation %		13
Total Baths	0		Functional Obsol		
SF Finish Bsmt			External Obsol		
Lighting	04	Good	Trend Factor		1.000
Class	D	Class D	Condition		
Heat/AC	03	Average	Condition %		
Pct Heated	100		Percent Good		87
Baths/Plumbing	01	Light	Cns Sect Rcnd		282,200
Ceiling/Wall	05	Sus-Ceil & WI	Dep % Ovr		
Rooms/Prtns	03	Above Average	Dep Ovr Comment		
Wall Height	8.00		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	2009		0		0.00	0
CNP	Canopy	L	222	42.00		A	70	C	1.00	6,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	996	996	996	304.29	303,073	
FOP	Open Porch	0	468	70	45.51	21,300	
Ttl Gross Liv / Lease Area		996	1,464	1,066		324,373	

