

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
113 TREMONT ST REALTY LLC		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed
113 TREMONT ST		0	No Sewer	0	Paved	0	Average	COMMERC.	3420		2,052,300	2,052,300
DUXBURY MA 02332				0	Heavy			COM LAND	3420		477,100	477,100
SUPPLEMENTAL DATA								COMMERC.	3420	36,200	36,200	
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 7064 Total Acres .520 Chapter La GIS ID F_868620_2831285				Cyclical Exemption W District Res Exem Assoc Pid#		60		Total		2,565,600	2,565,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
113 TREMONT ST REALTY LLC		49633 139	03-28-2018	U	I	750,000	1O	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VARONKO WALLACE & CONWAY ROBERT T		30128 80	03-10-2005	U	I	100	1N	2023	3420	1,850,700	2022	3420	1,869,500	2021	3420	1,074,000
NORTHEAST HEALTH SERVICES LLC		18716 199	07-21-2000	U	I	600,000	1N		3420	428,900		3420	428,900		3420	343,100
HILL JANE		12780 87	04-04-1994	Q	I	196,000	00		3420	27,000		3420	27,000		3420	22,500
Total								2,306,600		Total		2,325,400		Total		1,439,600

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							
1090					Appraised Bldg. Value (Card) 1,913,100 Appraised Xf (B) Value (Bldg) 139,200 Appraised Ob (B) Value (Bldg) 36,200 Appraised Land Value (Bldg) 477,100 Special Land Value 0 Total Appraised Parcel Value 2,565,600 Valuation Method C Total Appraised Parcel Value 2,565,600						

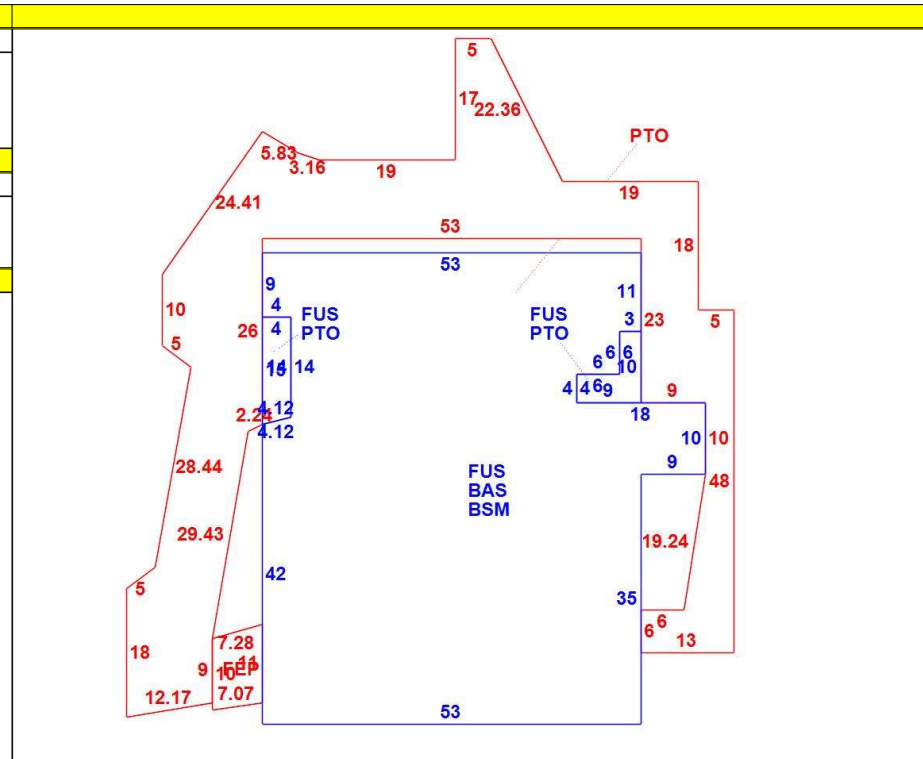
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
2018-50	02-26-2018	NC	New Construct	2,214,900	05-12-2021	100		9844' 2 STORY PLUS BASEME DEMO COMMERCIAL BLDG A	05-12-2021	SJD	5		06	Inspection Only	
2018-49	02-26-2018	DM	Demolish		06-03-2019	100			05-14-2020	SJD	5		01	Measure - No Entry	
									06-04-2019	SJD	3		20	Field Review	
									05-12-2014	DG			00	Measure & Listed	
									04-12-2013	VGS			20	Field Review	

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	22,691	SF	16.82	1.00000	C	1.00	1090	1.000		0	16.82	477,100	
Total Card Land Units					0.52	AC	Parcel Total Land Area: 0.52					Total Land Value					477,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	Profess. Bldg			
Model	94	Commercial			
Grade	06	Good			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	01	Metal/Tin			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	11	Ceramic			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type	4	Of/Md/Bnk/Gt			
Bldg Use	3420	Prof Bldg			
Total Rooms	18				
Total Baths	4				
SF Finish Bsmt	0				
Lighting Class	03	Average			
Heat/AC Pct Heated	100				
Baths/Plumbing	03	Above Average			
Ceiling/Wall Rooms/Prtns	06	Ceil & Walls			
Wall Height	9.00				
Base Floor	1.00				
1st Floor Use	MEDICA				

MIXED USE		
Code	Description	Percentage
3420	Prof Bldg	100
		0
		0

COST / MARKET VALUATION	
RCN	1,972,252
Year Built	2019
Effective Year Built	2018
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	3
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	97
Cns Sect Rcndld	1,913,100
Ceil & Walls	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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
ELV1	Elevator-Pass	B	1	105400.0	2019	G	97	B	0.00	102,200
SPR1	Sprinklers - Wet	B	7,064	5.40	2019	E	97	B	0.00	37,000
GNC	GENERATOR	L	1	24100.00	2020	E	100	B	1.50	36,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,476	3,476	3,476	249.24	866,365	
BSM	Basement	0	3,476	695	49.83	173,223	
FEP	Finished Enclosed Porch	0	74	44	148.20	10,967	
FUS	Finished Upper Story	3,588	3,588	3,588	249.24	894,280	
PTO	Patio	0	2,205	110	12.43	27,417	
Ttl Gross Liv / Lease Area		7,064	12,819	7,913		1,972,252	

