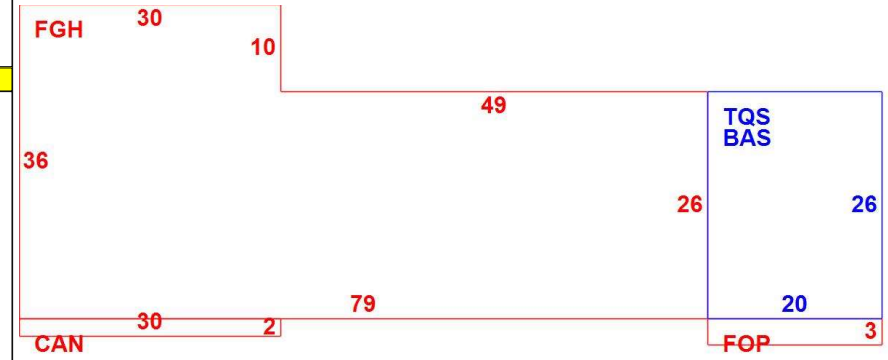


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA								
S&M GAS				0 Water 0 No Sewer		0 Arterial 0 Paved 0 Heavy		0 Average 0 Average		Description	Code	Appraised	Assessed									
127 TREMONT ST										RESIDNTL	0101	231,600	231,600	VISION								
DUXBURY MA 02332										COMMERC.	0332	304,100	304,100									
										COM LAND	0332	485,100	485,100									
										COMMERC.	0332	63,000	63,000									
SUPPLEMENTAL DATA										Total		1,083,800	1,083,800									
Alt Prcl ID		Scnd Hom		Tax Class T		Tot Fin Are 7001		Total Acres .5		Chapter La		GIS ID F_868775_2831344		Cyclical Exemption W District Res Exem Assoc Pid#								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
S&M GAS				LCC 97353		05-05-2000		Q I		535,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DENYER STEVEN B				LCC 88123		06-12-1995		U I		1		1H		2023	0101	177,500	2022	0101	145,900	2021	0101	161,200
															0332	251,000		0332	251,000		0332	141,100
															0332	438,000		0332	438,000		0332	350,500
															0332	45,200		0332	45,200		0332	45,200
														Total	911,700	Total	880,100	Total	698,000			
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														
1090																						
NOTES																						
												Appraised Bldg. Value (Card) 446,500										
												Appraised Xf (B) Value (Bldg) 89,200										
												Appraised Ob (B) Value (Bldg) 63,000										
												Appraised Land Value (Bldg) 485,100										
												Special Land Value 0										
												Total Appraised Parcel Value 1,083,800										
												Valuation Method C										
												Total Appraised Parcel Value 1,083,800										
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					
451	10-21-2002	MN	Maintenance	10,000		100		STRIP & REROOF				11-25-2020	SJT	10		20	Field Review					
13990	04-05-1996	NC	New Construct			100		24X36 LIGHTS				04-12-2013	VGS			20	Field Review					
13938	01-19-1996	RM	Remodel	1,000		100		INT RENO TO OFFICE				04-09-2013	SJD	7	1	00	Measure & Listed					
												06-24-1996	DC			01	Measure - No Entry					
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	0332	Servc Shop		Primary	25,265 SF	15.36	1.00000	C	1.00	1090	1.000			0		15.36	485,100					
Total Card Land Units					0.58 AC	Parcel Total Land Area: 0.58					Total Land Value					485,100						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	95	Garage/Office			
Model	95	Serv Station			
Grade	03	Average			
Stories	1				
Occupancy	1.00				
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	05	Vinyl			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	04	Unit/Ac			
Use Type	0	Gas Station			
Bldg Use	0332	Servc Shop			
Total Rooms					
Total Baths	1				
SF Finish Bsmt					
Lighting	03	Average			
Class	D	Class D			
Heat/AC	03	Average			
Pct Heated	100				
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	10.00				
Base Floor					
1st Floor Use					

MIXED USE		
Code	Description	Percentage
0332	Servc Shop	100
0101	Single Fam	0
		0

COST / MARKET VALUATION	
RCN	330,561
Year Built	1940
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	65
Cns Sect Rcndd	214,900
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
TNK1	TANK-UNDER	L	6,000	4.00	1982	F	55	C	1.00	13,200
TNK1	TANK-UNDER	L	16,000	4.00	1982	F	55	C	1.00	35,200
PAV1	Paving - Asphal	L	5,500	4.00	1980	F	55	C	1.00	12,100
SHD1	Shed	L	96	21.00	1980	F	55	C	1.00	1,100
SGN2	DOUBLE SIDE	L	16	129.00	1980	A	70	C	1.00	1,400
OHD	Overhead Door	B	5	4100.00	1972		65		0.00	13,300
LFT2	LIFT-HEAVY	B	3	38900.00	1972		65		0.00	75,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	520	520	520	157.26	81,775	
CAN	Canopy	0	60	6	15.73	944	
FGH	Heated Garage	0	2,354	1,177	78.63	185,095	
FOP	Open Porch	0	60	9	23.59	1,415	
TQS	Three Quarter Story	390	520	390	117.95	61,331	
Ttl Gross Liv / Lease Area		910	3,514	2,102		330,560	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
S&M GAS 127 TREMONT ST DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed							
			0 No Sewer	0 Paved	0 Average	RESIDNTL	0101	231,600	231,600							
		SUPPLEMENTAL DATA			0 Heavy		COMMERC.	0332	304,100					304,100		
Alt Prcl ID		Cyclical 60		COM LAND	0332	485,100	485,100	COMMERC.	0332	63,000	63,000					
Scnd Home		Exemption		Total		1,083,800		1,083,800								
Tax Class T		W														
Tot Fin Area 7001		District														
Total Acres .5		Res Exem														
Chapter Lan		Assoc Pid#														
GIS ID F_868775_2831344																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
S&M GAS		LCC 97353	05-05-2000	Q	I	535,000	00	Year	Code	Assessed	Year	Code	Assessed			
DENYER STEVEN B		LCC 88123	06-12-1995	U	I	1	1	2023	0101	177,500	2022	0101	145,900			
									0332	251,000		0332	251,000			
									0332	438,000		0332	438,000			
									0332	45,200		0332	45,200			
								Total	911,700		Total	880,100				
								Total			Total	698,000				
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										
1090																
NOTES																
ECO=RESALE																
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	
2	0101	Single Fam		Residual	0.000 AC	160,000.00	1.00000	5	1.00	1090	1.000		0.0000	3.67	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.58	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area		
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area		Full
Stories	2.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	06	Steam			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt					
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage					
Bsmt Area					

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

COST / MARKET VALUATION	
	388,807
Net Other Adj	10,500
Replace Cost	399,306
Year Built	1940
Effective Year Built	1989
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	32
Functional Obsol	
External Obsol	10
Trend Factor	1.000
Condition	
Condition %	
Percent Good	58
Cns Sect Rcnld	231,600
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	% 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	1,347	1,347	1,347	141.90	191,139
BSM	Basement	0	1,320	264	28.38	37,462
FHS	Finished Half Story	372	744	372	70.95	52,787
FUS	Finished Upper Story	744	744	744	141.90	105,574
SHD	Attached Shed	0	36	13	51.24	1,845
Ttl Gross Liv / Lease Area		2,463	4,191	2,740		388,807

