

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CARLETON STEPHEN M & ANDRA M ST GEORGE ST REALTY TRS 272 ST GEORGE 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	COMMERC.	0322	1,159,800	1,159,800	
					0	Heavy			COM LAND	0322	427,000	427,000	
SUPPLEMENTAL DATA													
Alt Prcl ID					Cyclical		50						
Scnd Hom					Exemption								
Tax Class T					W								
Tot Fin Are 14443					District								
Total Acres .97					Res Exem								
Chapter La													
GIS ID F_877163_2844057					Assoc Pid#								
									Total	1,905,900	1,905,900		

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARLETON STEPHEN M & ANDRA M								7754	0263	06-03-1987	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2023	0322	1,036,100	2022	0322	1,045,300	2021	0322	823,300	
															0322	330,700		0322	330,700		0322	440,700	
															0322	10,700		0322	10,700		0322	10,700	
															0325	130,200		0325	133,900		0325	81,000	
															0325	44,100		0325	44,100		0325	44,100	
														Total	1,645,500	Total	1,662,000	Total	1,434,600				

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				APPROAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
1070					Appraised Bldg. Value (Card)	1,446,400		
					Appraised Xf (B) Value (Bldg)	0		
					Appraised Ob (B) Value (Bldg)	32,500		
					Appraised Land Value (Bldg)	427,000		

NOTES													VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result				
APT - 2 2 BED UNITS BAS - ATTORNEYS OFFICE													12-02-2020	SJT	10		20	Field Review
2016-119	07-12-2016	MN	Maintenance	1,000		100		ROOF 12' X 16' SECTION	08-01-2013	GM			07	Measure - Info @ Door				
2014-205	10-01-2014	MN	Maintenance	1,000		100		STRIP & ROOF 3 SQUARES	04-12-2013	VGS			20	Field Review				
385	10-25-2006	AD	Addition	40,000		100		1175' RETAIL SPACE	09-21-2010	KPD		1	00	Measure & Listed				
384	10-25-2006	AD	Addition	35,000	06-12-2011	100		1035'2ND FLR APT										
383	10-25-2006	AD	Addition	45,000	06-30-2011	100		1320' 1ST FLR APT										
382	10-25-2006	RM	Remodel	250,000		100		750',ADD 2 FLRS 285' OP AS										
618	11-18-2003	RM	Remodel			100		BUILD OUT FOR APT										
													Total Appraised Parcel Value	1,905,900				

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	0322	Store/Shop	NB	Primary	42,253	SF	10.11	1.00000	C	1.00	1070	1.000		0	10.11	427,000
					Total Card Land Units	0.97	AC	Parcel Total Land Area: 0.97					Total Land Value	427,000		

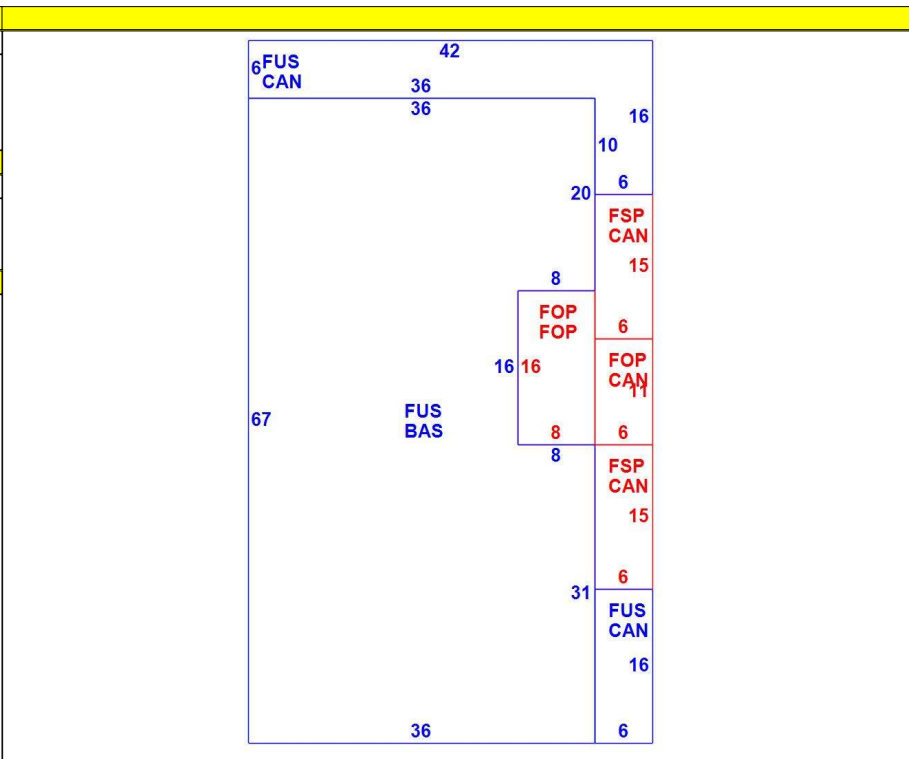
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Stores/Apt Com			
Model	94	Commercial			
Grade	06	Good			
Stories	2				
Occupancy	3.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	08	Wood On Sheath			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type	9	Misc/Other			
Bldg Use	0322	Store/Shop			
Total Rooms					
Total Baths					
SF Finish Bsmt					
Lighting Class	03	Average			
Heat/AC					
Pct Heated	100				
Baths/Plumbing					
Ceiling/Wall					
Rooms/Prtns	02	Average			
Wall Height	9.00				
Base Floor	1.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
0322	Store/Shop	100
		0
		0

COST / MARKET VALUATION	
RCN	928,947
Year Built	2002
Effective Year Built	2005
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	84
Cns Sect Rcnd	780,300
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
SHD1	Shed	L	680	21.00	2013	G	85	C	1.00	12,100
LT1	Lights - Mercury	L	4	1400.00	2013	G	85	C	1.00	4,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,284	2,284	2,284	181.26	413,993	
CAN	Canopy	0	654	65	18.01	11,782	
FOP	Open Porch	0	322	48	27.02	8,700	
FSP	Screened Porch	0	180	36	36.25	6,525	
FUS	Finished Upper Story	2,692	2,692	2,692	181.26	487,947	
Ttl Gross Liv / Lease Area		4,976	6,132	5,125		928,947	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CARLETON STEPHEN M & ANDRA M ST GEORGE ST REALTY TRS 272 ST GEORGE 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	COMMERC.	0322	1,159,800	1,159,800	
					0	Heavy			COM LAND	0322	427,000	427,000	
SUPPLEMENTAL DATA													
Alt Prcl ID					Cyclical			50	COMMERC.	0322	16,900	16,900	
Scnd Hom					Exemption				COMMERC.	0325	155,400	155,400	
Tax Class T					W				COMMERC.	0325	15,600	15,600	
Tot Fin Are 14443					District				COMMERC.	0340	131,200	131,200	
Total Acres .97					Res Exem								
Chapter La													
GIS ID F_877163_2844057					Assoc Pid#								
Total										1,905,900	1,905,900		

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARLETON STEPHEN M & ANDRA M								7754	0263	06-03-1987	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2023	0322	1,036,100	2022	0322	1,045,300	2021	0322	823,300	
															0322	330,700		0322	330,700		0322	440,700	
															0322	10,700		0322	10,700		0322	10,700	
															0325	130,200		0325	133,900		0325	81,000	
															0325	44,400		0325	44,400		0325	44,400	
Total															1,645,500			1,662,000			1,434,600		

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	Appraised Bldg. Value (Card)			1,446,400			
1070					Appraised Xf (B) Value (Bldg)			0			
					Appraised Ob (B) Value (Bldg)			32,500			
					Appraised Land Value (Bldg)			427,000			
					Special Land Value			0			
					Total Appraised Parcel Value			1,905,900			
					Valuation Method			C			
Total Appraised Parcel Value								1,905,900			

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.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
2	0325	Conv Food			0.000	AC	0.00	1.00000	0	1.00	1070	1.000		0	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area: 0.97					Total Land Value					427,000

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	07	Pine/Wood							
Interior Wall 2									
Interior Floor 1	05	Vinyl	RCN		231,960				
Interior Floor 2									
Heating Fuel	00	None	Year Built		1950				
Heating Type	01	None	Effective Year Built		1988				
AC Type	01	None	Depreciation Code		A				
Use Type	2	Retail	Remodel Rating						
Bldg Use	3250	Small Retail	Year Remodeled						
Total Rooms	0		Depreciation %		33				
Total Baths	0		Functional Obsol						
SF Finish Bsmt			External Obsol						
Lighting	03	Average	Trend Factor		1.000				
Class	D	Class D	Condition						
Heat/AC	00	None	Condition %						
Pct Heated	0		Percent Good		67				
Baths/Plumbing	02	Average	Cns Sect Rcnd		155,400				
Ceiling/Wall	07	Other	Dep % Ovr						
Rooms/Prtns	01	Light	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
CNP	Canopy	L	436	42.00		G	85	C	1.00	15,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,280	1,280	1,280	162.21	207,629	
CTH	Cathedral Ceiling	0	1,280	128	16.22	20,763	
FOP	Open Porch	0	144	22	24.78	3,569	
Ttl Gross Liv / Lease Area		1,280	2,704	1,430		231,961	

CTH			
BAS			
		40	
		32	
3FOP		32	
8		2	
		24	
		5	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
CARLETON STEPHEN M & ANDRA M ST GEORGE ST REALTY TRS 272 ST GEORGE 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	COMMERC.	0322	1,159,800	1,159,800		
					0	Heavy			COM LAND	0322	427,000	427,000		
SUPPLEMENTAL DATA														
Alt Prcl ID					Cyclical			50	COMMERC.	0322	16,900	16,900		
Scnd Hom					Exemption				COMMERC.	0325	155,400	155,400		
Tax Class T					W				COMMERC.	0325	15,600	15,600		
Tot Fin Are 14443					District				COMMERC.	0340	131,200	131,200		
Total Acres .97					Res Exem									
Chapter La														
GIS ID F_877163_2844057					Assoc Pid#									
Total										1,905,900	1,905,900			

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARLETON STEPHEN M & ANDRA M								7754	0263	06-03-1987	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2023	0322	1,036,100	2022	0322	1,045,300	2021	0322	823,300	
															0322	330,700		0322	330,700		0322	440,700	
															0322	10,700		0322	10,700		0322	10,700	
															0325	130,200		0325	133,900		0325	81,000	
															0325	44,400		0325	44,400		0325	44,400	
Total															1,645,500				1,662,000			1,434,600	

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											
Nbhd	Nbhd Name	B	Tracing	Batch							
1070											

NOTES												APPRAISED VALUE SUMMARY						
WATERFRONT REALTY												Appraised Bldg. Value (Card)						1,446,400
												Appraised Xf (B) Value (Bldg)						0
												Appraised Ob (B) Value (Bldg)						32,500
												Appraised Land Value (Bldg)						427,000
												Special Land Value						0
												Total Appraised Parcel Value						1,905,900
												Valuation Method						C
												Total Appraised Parcel Value						1,905,900

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		
3	0340	Office Bld			0.000	AC	0.00	1.00000	0	1.00	1070	1.000		0	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area: 0.97					Total Land Value					427,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
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	09	Pine/Soft Wood	RCN		195,830
Interior Floor 2					
Heating Fuel	02	Oil	Year Built		1950
Heating Type	05	Hot Water	Effective Year Built		1988
AC Type	01	None	Depreciation Code		A
Use Type	2	Retail	Remodel Rating		
Bldg Use	3400	Office Bld	Year Remodeled		
Total Rooms	0		Depreciation %		33
Total Baths	0		Functional Obsol		
SF Finish Bsmt			External Obsol		
Lighting	03	Average	Trend Factor		1.000
Class	D	Class D	Condition		
Heat/AC	00	None	Condition %		
Pct Heated	0		Percent Good		67
Baths/Plumbing	02	Average	Cns Sect Rcndd		131,200
Ceiling/Wall	07	Other	Dep % Ovr		
Rooms/Prtns	01	Light	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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	720	720	720	178.84	128,765	
FHS	Finished Half Story	360	720	360	89.42	64,382	
FOP	Open Porch	0	75	11	26.23	1,967	
WDK	Deck	0	40	4	17.88	715	
Ttl Gross Liv / Lease Area		1,080	1,555	1,095		195,829	

FHS			
BAS			
		24	
		30	
FOP		WDK	
	15	5	8
		5	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
CARLETON STEPHEN M & ANDRA M ST GEORGE ST REALTY TRS 272 ST GEORGE ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed					
		0	No Sewer	0	Paved	0	Average	COMMERC.	0322		1,159,800	1,159,800					
		SUPPLEMENTAL DATA		Cyclical Exemption W		50	COMMERC.	0322	16,900		16,900	COMMERC.	0325	155,400	155,400		
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 14443 Total Acres .97 Chapter La GIS ID F_877163_2844057		District Res Exem		COMMERC.	0325	15,600	15,600	COMMERC.	0340		131,200	131,200					
		Assoc Pid#		Total	1,905,900		1,905,900										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARLETON STEPHEN M & ANDRA M		7754 0263	06-03-1987	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2023	0322	1,036,100	2022	0322	1,045,300	2021	0322	823,300	
									0322	330,700		0322	330,700		0322	440,700	
									0322	10,700		0322	10,700		0322	10,700	
									0325	130,200		0325	133,900		0325	81,000	
								Total	1,645,500		Total	1,662,000		Total	1,434,600		
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				Appraised Bldg. Value (Card)		1,446,400					
1070									Appraised Xf (B) Value (Bldg)		0						
										Appraised Ob (B) Value (Bldg)		32,500					
										Appraised Land Value (Bldg)		427,000					
										Special Land Value		0					
										Total Appraised Parcel Value		1,905,900					
										Valuation Method		C					
										Total Appraised Parcel Value		1,905,900					
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	0322	Store/Shop			0.000 AC	0.00	1.00000	0	1.00	1070	1.000			0		0.00	0
Total Card Land Units					0.00 AC	Parcel Total Land Area: 0.97					Total Land Value					427,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Stores/Apt Com			
Model	94	Commercial			
Grade	04	Above Ave			
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	12	Hardwood			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type	9	Misc/Other			
Bldg Use	0322	Store/Shop			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting Class	03	Average			
Heat/AC	03	Average			
Pct Heated	100				
Baths/Plumbing	02	Average			
Ceiling/Wall	07	Other			
Rooms/Prtns	02	Average			
Wall Height	9.00				
Base Floor	1.00				
1st Floor Use					
			MIXED USE		
			Code	Description	Percentage
			0322	Store/Shop	100
					0
					0
			COST / MARKET VALUATION		
			RCN		566,438
			Year Built		1950
			Effective Year Built		1988
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		33
			Functional Obsol		
			External Obsol		
			Trend Factor		1.000
			Condition		
			Condition %		
			Percent Good		67
			Cns Sect Rcnd		379,500
			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,176	2,176	2,176	149.26	324,788	
BSM	Basement	0	1,184	237	29.88	35,374	
CAN	Canopy	0	40	4	14.93	597	
CTH	Cathedral Ceiling	0	960	96	14.93	14,329	
FOP	Open Porch	0	144	22	22.80	3,284	
FUS	Finished Upper Story	1,248	1,248	1,248	149.26	186,275	
WDK	Deck	0	120	12	14.93	1,791	
Ttl Gross Liv / Lease Area		3,424	5,872	3,795		566,438	

