

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
ALVIN HOLLIS & CO INC			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905
			0	No Sewer	0	Paved	0	Average	RESIDNTL	0130	465,300	465,300	
1 HOLLIS ST			<b>SUPPLEMENTAL DATA</b>				RES LAND	0130	198,387	198,387	DUXBURY, MA		
			Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 6391 Total Acres .918 Chapter La GIS ID F_877362_2843173				Cyclical 50 Exemption W District Res Exem	RESIDNTL	0130	74,166		74,166	
S WEYMOUTH MA 02190							COMMERC.	0332	203,000	203,000	<b>VISION</b>		
							COMMERC.	0340	524,700	524,700			
							COM LAND	0340	223,713	223,713			
							COMMERC.	0340	83,634	83,634			
										Total	1,772,900	1,772,900	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ALVIN HOLLIS & CO INC			4628 0265	03-19-1979	U	I	55,595	1N	Year	Code	Assessed	Year	Code	Assessed	
									2023	0130	440,249	2022	0130	440,249	
										0130	206,048		0130	206,048	
										0130	151,340		0130	151,340	
										0332	126,200		0332	126,200	
										0340	83,634		0340	83,634	
										Total	1,823,300	Total	1,823,300	Total	1,617,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	Batch
1070		

NOTES									
PERIMETER - 202									
EST ON 3RD LEVEL FINISHES									
DIXON ASSOCIATES,2 APTS ABV-INFO FROM									
TENNANT-2 BDS,2 BTHS EACH									
JORDON GROUP									
ALVIN HOLLIS									

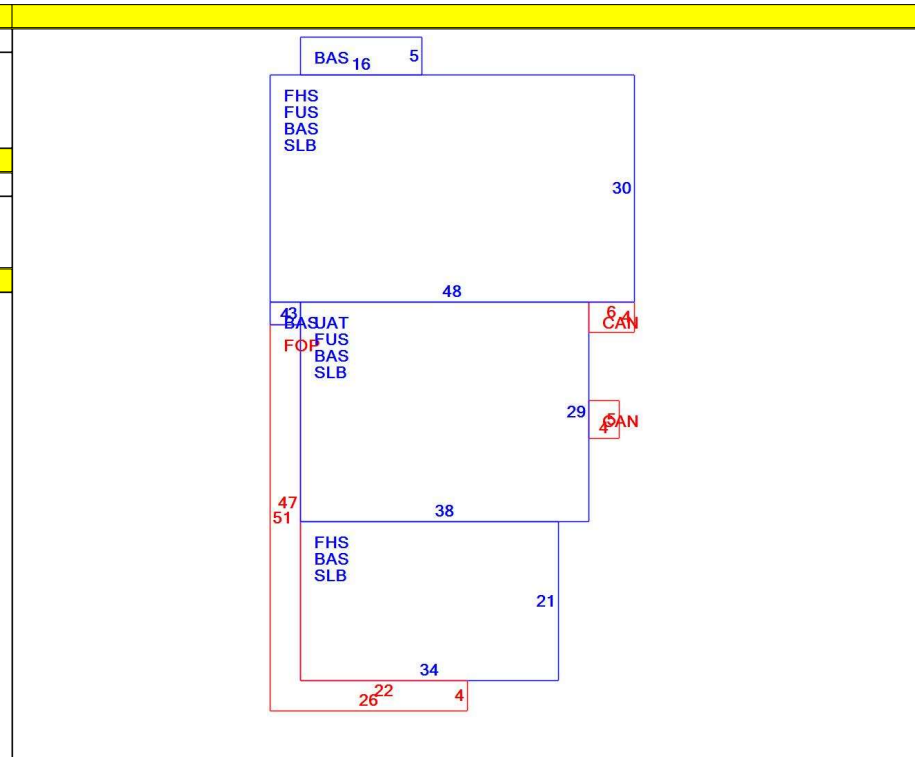
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2018-89	06-11-2018	RM	Remodel	110,000	06-03-2019	100		CHANGE INTERIOR PARTITION	06-03-2019	SJD	5	2	00	Measure & Listed
2018-225	06-11-2018	MS	Miscellaneous	6,500	06-03-2019	100		RELOCATE ONE OF THE TWO	05-14-2014	DG			00	Measure & Listed
265	08-27-2008	RM	Remodel	16,500		100		DIVIDE OSPACE-2OFFIC	04-12-2013	VGS			20	Field Review
443	10-10-2002	NC	New Construct	5,000	01-15-2003	100		OFFICE UNIT #1	01-15-2003	KP		6	00	Measure & Listed
417	09-27-2002	NC	New Construct	30,000	01-15-2003	100		OFFICE UNIT #2						
172	05-13-2002	NC	New Construct	332,000	01-15-2003	100		MIXED USE BUILDING						
144	04-23-2002	NC	New Construct	200,000		100		OIL STORAGE FACILITY						

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	0340	Office Bld	NB	Primary	40,000 SF	10.55	1.00000	C	1.00	1070	1.000		0	10.55	422,100	
Total Card Land Units					0.92 AC	Parcel Total Land Area: 0.92					Total Land Value					422,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	04	Above Ave			
Stories	2.5				
Occupancy	5.00				
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	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type	4	Of/Md/Bnk/Gt			
Bldg Use	3400	Office Bld			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	04	Good			
Class	D	Class D			
Heat/AC	03	Average			
Pct Heated	100				
Baths/Plumbing	03	Above Average			
Ceiling/Wall	05	Sus-Ceil & WI			
Rooms/Prtns	03	Above Average			
Wall Height	8.00				
Base Floor	1.00				
1st Floor Use					
			RCN		1,178,540
			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 Rcnld		990,000
			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
PAV1	Paving - Asphal	L	20,000	4.00	2002	A	70	C	1.00	56,000
TNK5	ELEVATED TA	L	10,000	3.00	2002	A	70	C	1.00	21,000
TNK5	ELEVATED TA	L	10,000	3.00	2002	A	70	C	1.00	21,000
TNK5	ELEVATED TA	L	10,000	3.00	2002	A	70	C	1.00	21,000
TNK5	ELEVATED TA	L	10,000	3.00	2002	A	70	C	1.00	21,000
PMP1	SINGLE HOSE	L	2	12700.00	2014	A	70	C	1.00	17,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,348	3,348	3,348	164.14	549,547	
CAN	Canopy	0	44	4	14.92	657	
FHS	Finished Half Story	1,077	2,154	1,077	82.07	176,781	
FOP	Open Porch	0	292	44	24.73	7,222	
FUS	Finished Upper Story	2,542	2,542	2,542	164.14	417,249	
SLB	Slab	0	3,256	0	0.00	0	
UAT	Unfinished Attic	0	1,102	165	24.58	27,083	
Ttl Gross Liv / Lease Area		6,967	12,738	7,180		1,178,539	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
ALVIN HOLLIS & CO INC  1 HOLLIS ST  S WEYMOUTH MA 02190			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
			0	No Sewer	0	Paved	0	Average	RESIDNTL	0130	465,300	465,300	
					0	Medium			RES LAND	0130	198,387	198,387	
SUPPLEMENTAL DATA													
Alt Prcl ID					Cyclical			50	RESIDNTL	0130	74,166	74,166	Total
Scnd Hom					Exemption			COMMERC.	0332	203,000	203,000		
Tax Class T					W			COMMERC.	0340	524,700	524,700		
Tot Fin Are 6391					District			COM LAND	0340	223,713	223,713		
Total Acres .918					Res Exem			COMMERC.	0340	83,634	83,634		
Chapter La					Assoc Pid#								
GIS ID F_877362_2843173													

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ALVIN HOLLIS & CO INC			4628	0265	03-19-1979	U	I	55,595	1N	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	0130	440,249	2022	0130	440,249	2021	0130	350,526	
										0130	206,048		0130	206,048		0130	206,048	
										0130	151,340		0130	151,340		0130	151,340	
										0332	126,200		0332	126,200		0332	111,600	
										0340	83,634		0340	83,634		0340	83,634	
									Total	1,823,300		Total	1,823,300		Total	1,617,800		

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				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)							1,193,000
1070					Appraised Xf (B) Value (Bldg)							0
					Appraised Ob (B) Value (Bldg)							157,800
					Appraised Land Value (Bldg)							422,100
					Special Land Value							0
					Total Appraised Parcel Value							1,772,900
					Valuation Method							C
					Total Appraised Parcel Value							1,772,900

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	0332	Servc 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: 0.92					Total Land Value					422,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	51	Pre-Eng Garage			
Model	95	Serv Station			
Grade	03	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concrete	RCN		238,777
Interior Floor 2					
Heating Fuel	02	Oil	Year Built		2002
Heating Type	04	Forced Air-Duc	Effective Year Built		2006
AC Type	01	None	Depreciation Code		G
Use Type	4	Of/Md/Bnk/Gt	Remodel Rating		
Bldg Use	0316	Comm Whse	Year Remodeled		
Total Rooms	0		Depreciation %		15
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		85
Baths/Plumbing	03	Above Average	Cns Sect Rcnd		203,000
Ceiling/Wall	00	None	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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,182	3,182	3,182	75.04	238,777	
Ttl Gross Liv / Lease Area		3,182	3,182	3,182		238,777	

BAS

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BAS 33

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