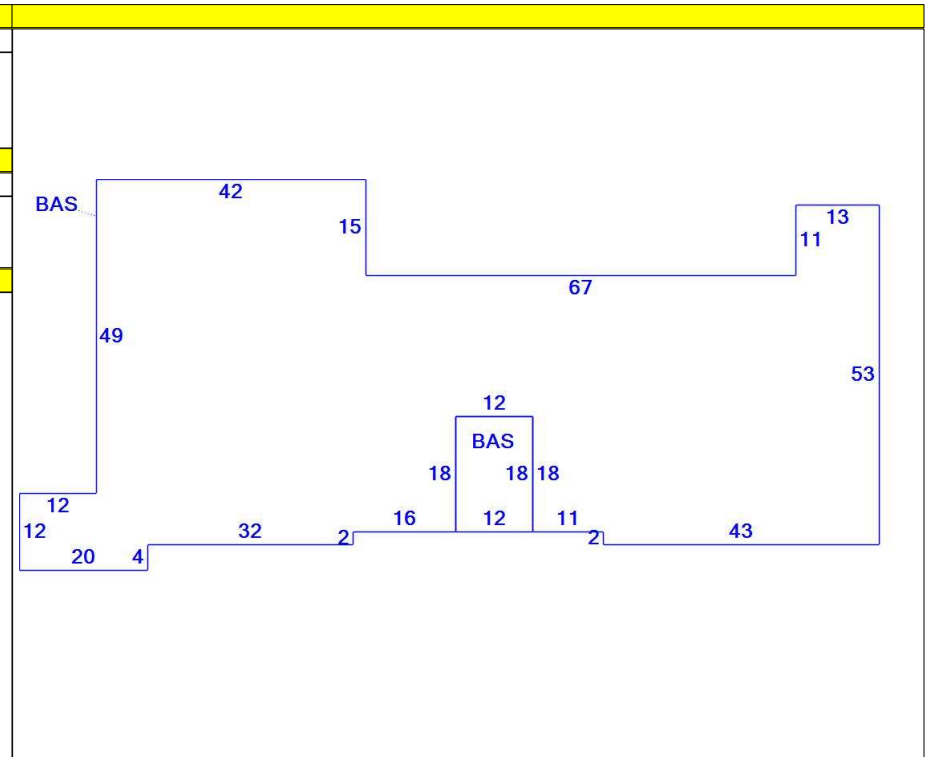


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
GOODRICH BENJAMIN F III 12 STRAWBERRY LN DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed					
		0	No Sewer	0	Paved	0	Average	COMMERC.	3320		365,800	365,800					
				0	Heavy			COM LAND	3320		561,000	561,000					
SUPPLEMENTAL DATA						COMMERC.	3320	264,800	264,800								
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 6096 Total Acres 1.78 Chapter La GIS ID F_877344_2844040				Cyclical Exemption W District Res Exem Assoc Pid#		70		Total		1,191,600	1,191,600						
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GOODRICH BENJAMIN F III			LCC 93660	07-03-1998	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	3320	338,900	2022	3320	348,600	2021	3320	199,200
										3320	440,800		3320	440,800		3320	580,000
										3320	161,700		3320	161,700		3320	161,700
									Total		941,400	Total		951,100	Total		940,900
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)				365,800			
1070										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				264,800			
										Appraised Land Value (Bldg)				561,000			
										Special Land Value				0			
										Total Appraised Parcel Value				1,191,600			
										Valuation Method				C			
										Total Appraised Parcel Value				1,191,600			
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		
15325	02-17-1999	RM	Remodel	13,000		100		RM TOILET ROOMS		05-19-2014	DG			00	Measure & Listed		
15096	08-20-1998	NC	New Construct			100		22 SQ FT SIGN		04-12-2013	VGS			20	Field Review		
14988	06-23-1998	NC	New Construct	5,000		100		8X12 KIOSK		07-01-1996	BB			70	Prior Inspection		
14987	06-19-1998	NC	New Construct	90,000		100		28X37 CANOPY									
14853	03-17-1998	NC	New Construct	90,000		100		28X37 CANOPY									
14790	01-15-1998	NC	New Construct	15,000		100		11X170 RETAINING WAL									
13581	03-15-1995	NC	New Construct	2,000	06-03-1996	100		12X12 STORAGE SHED									
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	3320	Servc Shop	NB	Primary	54,885 SF	9.87	1.00000	C	1.00	1070	1.000			0		9.87	541,700
1	3320	Servc Shop	NB	Residual	0.520 AC	37,026.00	1.00000	C	1.00	1070	1.000			0		0.85	19,300
Total Card Land Units					1.78 AC	Parcel Total Land Area: 1.78					Total Land Value					561,000	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
Style	25	Service Shop							
Model	94	Commercial							
Grade	03	Average							
Stories	1								
Occupancy	3.00								
Exterior Wall 1	15	Concr/Cinder							
Exterior Wall 2	13	Pre-Fab Wood							
Roof Structure	03	Gable							
Roof Cover	01	Metal/Tin							
Interior Wall 1	01	Minimum							
Interior Wall 2	05	Drywall							
Interior Floor 1	03	Concrete							
Interior Floor 2									
Heating Fuel	03	Gas							
Heating Type	12	Space Heat							
AC Type	01	None							
Use Type	2	Retail							
Bldg Use	3320	Servc Shop							
Total Rooms	0								
Total Baths	0								
SF Finish Bsmt									
Lighting	03	Average							
Class	D	Class D							
Heat/AC	03	Average							
Pct Heated	0								
Baths/Plumbing	02	Average							
Ceiling/Wall	07	Other							
Rooms/Prtns	02	Average							
Wall Height	11.00								
Base Floor	1.00								
1st Floor Use									
					RCN	393,752			
					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 Rcndd	263,800			
					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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
CNP	Canopy	L	1,040	42.00	1998	A	70	C	1.00	30,600
OHD	Overhead Door	B	7	4100.00	1979		0		0.00	0
TNK1	TANK-UNDER	L	10,000	4.00	1998	A	70	C	1.00	28,000
TNK1	TANK-UNDER	L	12,000	4.00	1998	A	70	C	1.00	33,600
PAV1	Paving - Asphal	L	32,600	4.00	1998	A	70	C	1.00	91,300
PAV2	Paving - Conc	L	1,200	9.00	1998	A	70	C	1.00	7,600
KSK3	Kiosk	L	96	206.00	1998	A	70	C	1.00	13,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,995	5,995	5,995	65.68	393,752	
Ttl Gross Liv / Lease Area		5,995	5,995	5,995		393,752	

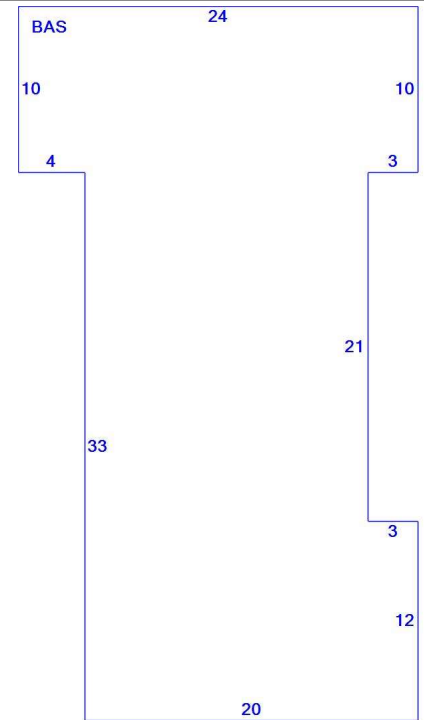


CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
GOODRICH BENJAMIN F III 12 STRAWBERRY LN DUXBURY MA 02332			0	Water	0	Arterial	0	Average	Description	Code			Appraised	Assessed				
			0	No Sewer	0	Paved	0	Average	COMMERC.	3320			365,800	365,800				
					0	Heavy			COM LAND	3320			561,000	561,000				
SUPPLEMENTAL DATA							COMMERC.	3320	264,800	264,800								
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 6096 Total Acres 1.78 Chapter La GIS ID F_877344_2844040					Cyclical Exemption W District Res Exem Assoc Pid#		70	Total		1,191,600	1,191,600							
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GOODRICH BENJAMIN F III			LCC	93660	07-03-1998	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
			2023	3320	338,900	2022	3320	348,600	2021	3320	199,200							
				3320	440,800		3320	440,800		3320	580,000							
				3320	161,700		3320	161,700		3320	161,700							
Total									Total	941,400	Total	951,100	Total	940,900				
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)					365,800
1070											Appraised Xf (B) Value (Bldg)					0		
										Appraised Ob (B) Value (Bldg)					264,800			
										Appraised Land Value (Bldg)					561,000			
										Special Land Value					0			
										Total Appraised Parcel Value					1,191,600			
										Valuation Method					C			
										Total Appraised Parcel Value					1,191,600			
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			
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	3320	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: 1.78					Total Land Value					561,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	Office Bldg			
Model	94	Commercial			
Grade	02	Below Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type	2	Retail			
Bldg Use	3320	Servc Shop			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	02	Fair			
Class	D	Class D			
Heat/AC	03	Average			
Pct Heated	0				
Baths/Plumbing	01	Light			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	8.00				
Base Floor	1.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
3320	Servc Shop	100
		0
		0

COST / MARKET VALUATION		
RCN		152,265
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 Rcnld		102,000
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
SGN2	DOUBLE SIDE	L	1	129.00	2014	G	85	C	1.00	100
LT2	Lights - Sodium	L	2	1600.00	2014	G	85	C	1.00	2,700
PMP1	SINGLE HOSE	L	2	12700.00	2014	G	85	C	1.00	21,600
PMP2	DOUBLE HOS	L	2	20900.00	2014	G	85	C	1.00	35,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	837	837	837	181.92	152,265	
Ttl Gross Liv / Lease Area		837	837	837		152,265	

