

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
LONG POINT MARINE INC  553 WASHINGTON ST  DUXBURY MA 02332				0	Water	0	Two-Way	0	Average	Description		Code	Appraised	Assessed		
				0	No Sewer	0	Paved	0	Average	COMMERC.	3840	800,700	800,700			
				SUPPLEMENTAL DATA		0	Medium			COM LAND	3840	1,546,800	1,546,800			
Alt Prcl ID				Cyclical		80		COMMERC.	3840	65,300	65,300					
Scnd Hom				Exemption		W										
Tax Class T				District		Res Exem										
Tot Fin Are 21426				Assoc Pid#												
Total Acres 2.19																
Chapter La																
GIS ID F_881606_2841472																
				Total		2,412,800		2,412,800								

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
LONG POINT MARINE INC				3393	0041	01-01-2001		U	I			0		1N	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
														2023	3840	621,500	2022	3840	674,300	2021	3840	407,700			
															3840	1,338,200		3840	1,338,200		3840	972,800			
															3840	46,400		3840	46,400		3840	46,400			
														Total		2,006,100		Total		2,058,900		Total		1,426,900	

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)						788,800				
1090										Appraised Xf (B) Value (Bldg)						11,900				
										Appraised Ob (B) Value (Bldg)						65,300				
										Appraised Land Value (Bldg)						1,546,800				
										Special Land Value						0				
										Total Appraised Parcel Value						2,412,800				
										Valuation Method						C				
										Total Appraised Parcel Value						2,412,800				

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
CPO-21-41	09-21-2021	CM	Commercial	9,328		100		Replace 9 Sq of roof.		06-19-2014	DG			00	Measure & Listed
137	11-14-2007	MS	Miscellaneous	5,000		100		2 RPLC WINDOWS		04-12-2013	VGS			20	Field Review
490	10-28-2005	MS	Miscellaneous	7,500		100		15X18 OVERHEAD DOOR							
624	11-21-2003	AD	Addition	7,500		100		BLD NEW BULKHEAD							
380	07-23-2003	MN	Maintenance	8,900		100		REROOF SECTION							
96	03-26-2003	RM	Remodel	25,000		100		RM BLDG FOR OFFICES							
33	02-01-2002	MN	Maintenance	5,000		100		REPAIR BULKHEAD AREA							

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	3840	Marinas	RC	Primary	43,560	SF	9.87	1.00000	C	1.00	1090	1.000		0	9.87	1,504,700	
1	3840	Marinas		Undevelop	1.170	AC	37,026.00	0.97094	C	1.00	1090	1.000		0	0.83	42,100	
Total Card Land Units					2.17	AC	Parcel Total Land Area: 2.17					Total Land Value					1,546,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	95	Garage/Office			
Model	94	Commercial			
Grade	03	Average			
Stories	2				
Occupancy	1.00				
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	03	Concrete			
Interior Floor 2	14	Carpet			
Heating Fuel	02	Oil			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Use Type	3	Industrial			
Bldg Use	3840	Marinas			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	03	Average			
Class	D	Class D			
Heat/AC	00	None			
Pct Heated	100				
Baths/Plumbing	02	Average			
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
3840	Marinas	100
		0
		0

COST / MARKET VALUATION	
RCN	314,702
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 Rcnd	204,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS	FUS BAS	WDK
	28	28
		32
26	22	8

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
OHD	Overhead Door	B	1	4100.00	1975		0		0.00	0
CNP	Canopy	L	240	42.00	1980	A	70	C	1.00	7,100
SHD3	Shed - Metal	L	120	14.00	1960	P	35	C	1.00	600
SHD1	Shed	L	105	21.00	1980	A	70	C	1.00	1,500
SHD1	Shed	L	600	21.00	1995	A	70	C	1.00	8,800
DCK	Dock	L	1,100	45.00	2014	A	70	C	1.00	34,700
PAV2	Paving - Conc	L	2,000	9.00	2014	A	70	C	1.00	12,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,344	1,344	1,344	158.46	212,970	
FUS	Finished Upper Story	616	616	616	158.46	97,611	
WDK	Deck	0	256	26	16.09	4,120	
Ttl Gross Liv / Lease Area		1,960	2,216	1,986		314,701	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
LONG POINT MARINE INC  553 WASHINGTON ST  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed					
		0	No Sewer	0	Paved	0	Average	COMMERC.	3840		800,700	800,700					
		SUPPLEMENTAL DATA		COM LAND		3840	1,546,800	1,546,800	COMMERC.		3840	65,300	65,300				
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 21426 Total Acres 2.19 Chapter La GIS ID F_881606_2841472		Cyclical Exemption W District Res Exem		80	Total		2,412,800	2,412,800									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LONG POINT MARINE INC		3393 0041	01-01-2001	U	I	0	1N	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2023	3840	621,500	2022	3840	674,300	2021	3840	407,700	
									3840	1,338,200		3840	1,338,200		3840	972,800	
									3840	46,400		3840	46,400		3840	46,400	
								Total		2,006,100	Total		2,058,900	Total		1,426,900	
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)						788,800	
1090										Appraised Xf (B) Value (Bldg)						11,900	
										Appraised Ob (B) Value (Bldg)						65,300	
										Appraised Land Value (Bldg)						1,546,800	
										Special Land Value						0	
										Total Appraised Parcel Value						2,412,800	
										Valuation Method						C	
										Total Appraised Parcel Value						2,412,800	
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		
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
2	3840	Marinas			0.000 AC	0.00	1.00000	0	1.00	1090	1.000			0		0.00	0
Total Card Land Units					0.00 AC	Parcel Total Land Area: 2.17					Total Land Value					1,546,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	48	Warehouse			
Model	94	Commercial			
Grade	03	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	27	Pre-Finsh Metl			
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			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	03	Gravity			
AC Type	01	None			
Use Type	3	Industrial			
Bldg Use	3840	Marinas			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	03	Average			
Class	D	Class D			
Heat/AC	00	None			
Pct Heated	75				
Baths/Plumbing	01	Light			
Ceiling/Wall	00	None			
Rooms/Prtns	02	Average			
Wall Height	24.00				
Base Floor	1.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
3840	Marinas	100
		0
		0

COST / MARKET VALUATION	
RCN	363,096
Year Built	1950
Effective Year Built	1982
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	39
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	61
Cns Sect Rcndd	221,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS	120	60
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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
MEZ1	Mezzanine - Un	B	432	26.00	1972		61		0.00	6,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,200	7,200	7,200	50.43	363,096	
Ttl Gross Liv / Lease Area		7,200	7,200	7,200		363,096	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
LONG POINT MARINE INC			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
			0	No Sewer	0	Paved	0	Average	COMMERC.	3840	800,700	800,700	
553 WASHINGTON ST			<b>SUPPLEMENTAL DATA</b>				COM LAND	3840	1,546,800	1,546,800			
			Alt Prcl ID	Cyclical Exemption		80		COMMERC.	3840	65,300	65,300		
DUXBURY	MA	02332	Scnd Hom	W									<b>VISION</b>
Tax Class		T	Tot Fin Are	21426	District								
Total Acres		2.19	Chapter La		Res Exem								
GIS ID			F_881606_2841472		Assoc Pid#				Total	2,412,800	2,412,800		

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LONG POINT MARINE INC			3393 0041	01-01-2001	U	I	0	1N	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	3840	621,500	2022	3840	674,300	2021	3840	407,700
										3840	1,338,200		3840	1,338,200		3840	972,800
										3840	46,400		3840	46,400		3840	46,400
									Total	2,006,100	Total	2,058,900	Total	1,426,900			

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

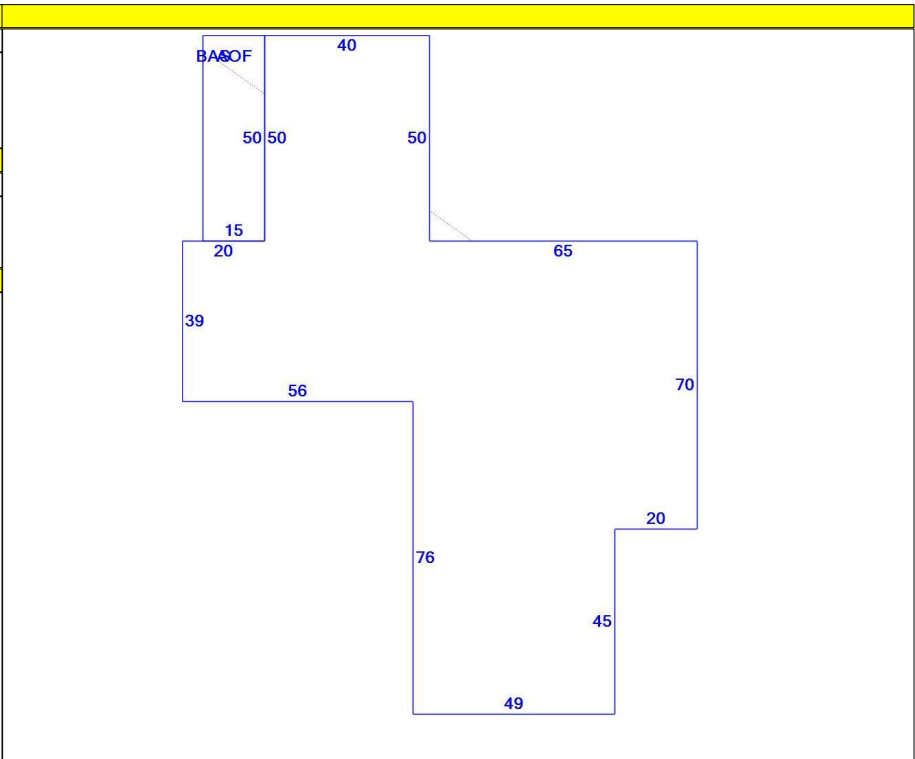
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
1090			

NOTES			
PERIMETER - 567 BOAT WAREHOUSE, THIS BLDG HAS 2 OFFICES RESNTED OUT-OWN HEAT/COOL SYSTEMS=AOF			

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	3840	Marinas			0.000 AC	0.00	1.00000	0	1.00	1090	1.000		0	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area: 2.17					Total Land Value					1,546,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	48	Warehouse			
Model	94	Commercial			
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	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concrete			
Interior Floor 2					
Heating Fuel	00	None			
Heating Type	01	None			
AC Type	01	None			
Use Type	3	Industrial			
Bldg Use	3840	Marinas			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	03	Average			
Class	D	Class D			
Heat/AC	00	None			
Pct Heated	0				
Baths/Plumbing	02	Average			
Ceiling/Wall	00	None			
Rooms/Prtns	02	Average			
Wall Height	20.00				
Base Floor	1.00				
1st Floor Use					
			<b>MIXED USE</b>		
			Code	Description	Percentage
			3840	Marinas	100
					0
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		604,554
			Year Built		1940
			Effective Year Built		1981
			Depreciation Code		F
			Remodel Rating		
			Year Remodeled		
			Depreciation %		40
			Functional Obsol		
			External Obsol		
			Trend Factor		1.000
			Condition		
			Condition %		
			Percent Good		60
			Cns Sect Rcnd		362,700
			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
MEZ1	Mezzanine - Un	B	320	26.00	1967		60		0.00	5,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office	750	750	750	50.51	37,883	
BAS	First Floor	11,219	11,219	11,219	50.51	566,672	
Ttl Gross Liv / Lease Area		11,969	11,969	11,969		604,555	

