

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
JOE DOG HOLDINGS LLC			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
103 DEPOT ST			0 No Sewer	0 Paved	0 Average	COMMERC.	3420	1,380,700	1,380,700	
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Heavy	COM LAND	3420	638,300	638,300	
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 3911 Total Acres .953 Chapter La GIS ID F_877831_2836117		Cyclical Exemption W District Res Exem Assoc Pid#			90	COMMERC.	3420	2,500	2,500	
						Total		2,021,500	2,021,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
JOE DOG HOLDINGS LLC	54254	106	01-22-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HEBERT DANIEL	43787	0020	11-01-2013	U	I	830,000	1C	2023	3420	1,273,200	2022	3420	709,100	2021	0130	249,978
BERRIDGE R BRUCE & GEORGINE E	4274	0401	06-10-1977	U	I	75,000	1N		3420	552,800		3420	452,000		0130	247,172
									3420	1,700		3420	1,700		0130	1,037
												0340	159,822		0340	159,822
								Total		1,827,700	Total		1,162,800	Total		816,700

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
1090				

NOTES											
This signature acknowledges a visit by a Data Collector or Assessor											
APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										1,292,200	
Appraised Xf (B) Value (Bldg)										88,500	
Appraised Ob (B) Value (Bldg)										2,500	
Appraised Land Value (Bldg)										638,300	
Special Land Value										0	
Total Appraised Parcel Value										2,021,500	
Valuation Method										C	
Total Appraised Parcel Value										2,021,500	

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
2014-3	04-02-2014	MS	Miscellaneous	3,500		100		CONSTRUCT A 10 X14 UTILITY		04-25-2018	JLF			30	Quality Control
92	08-12-2009	MN	Maintenance	6,400		100		STRIP REROOF		04-25-2014	SJD	9	1	00	Measure & Listed
13646	05-03-1995	NC	New Construct	5,000	06-04-1996	100		14X14 3 SEAS PCH		04-12-2013	VGS			20	Field Review
CPO-20-24		CM	Commercial	1,935,487	06-02-2022	100		Renovate & Part Demo of existin		01-12-2004	KP		1	00	Measure & Listed

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	3420	Prof Bldg	RC	Primary	41,550	SF	10.24	1.00000	C	1.00	1090	1.000		0	10.24 638,300
Total Card Land Units					0.95	AC	Parcel Total Land Area: 0.95					Total Land Value		638,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	Profess. Bldg			
Model	94	Commercial			
Grade	06	Good			
Stories	2				
Occupancy					
Exterior Wall 1	30	HARDI Plank			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	01	Metal/Tin			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	20	Laminate Wood			
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	13	Heat Pump 100%			
AC Type	03	Central			
Use Type	4	Of/Md/Bnk/Gt			
Bldg Use	3420	Prof Bldg			
Total Rooms	29				
Total Baths	2.5				
SF Finish Bsmt					
Lighting Class	04	Good			
Heat/AC Pct Heated	B	Class B			
Baths/Plumbing	03	Average			
Ceiling/Wall Rooms/Prtns	06	Above Average			
Wall Height	03	Above Average			
Base Floor	8.00				
1st Floor Use	ANIMAL				

MIXED USE		
Code	Description	Percentage
3420	Prof Bldg	100
		0
		0

COST / MARKET VALUATION	
RCN	1,538,303
Year Built	1960
Effective Year Built	2005
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	84
Cns Sect Rcnld	1,292,200
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	140	21.00	2014	G	85	C	1.00	2,500
ELV1	Elevator-Pass	B	1	105400.0	2021	G	84	C	0.00	88,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,335	3,335	3,335	249.52	832,156
CAN	Canopy	0	112	11	24.51	2,745
FBM	Finished Bsmt	0	3,515	2,109	149.71	526,242
FEP	Finished Enclosed Porch	0	196	118	150.22	29,444
FOP	Open Porch	0	48	7	36.39	1,747
PTO	Patio	0	179	9	12.55	2,246
TQS	Three Quarter Story	576	768	576	187.14	143,725
Ttl Gross Liv / Lease Area		3,911	8,153	6,165		1,538,305

