

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
TRAPELO RLTY INC			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	
DAVIDSON W J & E M			0 No Sewer	0 Paved	0 Average	COMMERC.	3220	4,778,300	4,778,300	
PO BOX 55865				0 Heavy		COM LAND	3220	3,405,200	3,405,200	
SUPPLEMENTAL DATA						COMMERC.	3220	228,600	228,600	
BOSTON MA 02205		Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 43830 Total Acres 3.96 Chapter La GIS ID F_877734_2835249			Cyclical Exemption W District Res Exem Assoc Pid#		Total		8,412,100	8,412,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TRAPELO RLTY INC		LCC 77264	07-12-1988	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
								2023	3220	3,914,800	2022	3220	4,023,700
									3220	2,932,400	2021	3220	1,466,200
									3220	143,100		3220	143,100
								Total		6,990,300	Total		7,099,200
								Total			Total		4,884,400

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 - 1385 FOODIES, POST OFFICE, RITE AID, SANTANDES BANK PLUS 4 SATELLITES FOODIES APPROX 16000 SF. SOVERIGN BANK 1600 SF 4 SATELLITES-RANDY'S DRY CLEANERS,	DUXBURY THRIFT,GOTTA DANCE STUDIO,LUX'S NAILS AND SPA;

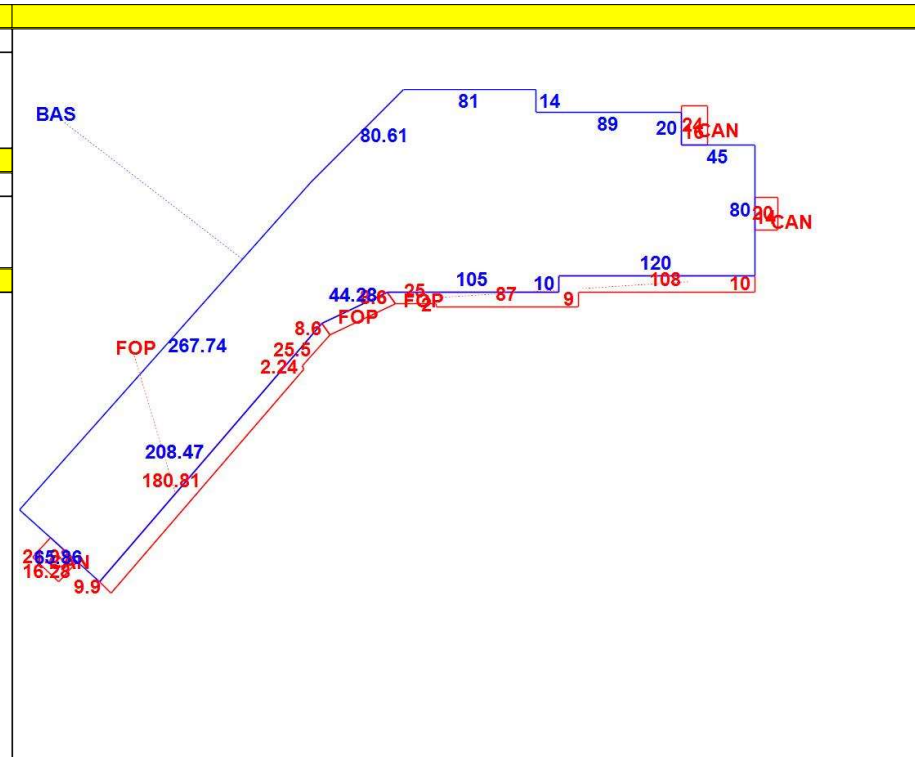
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
CPO-21-14	04-07-2021	CM	Commercial	27,500		100		@ Brother Marketplace. Vacant	05-21-2014	DG			00	Measure & Listed
CPO-20-37	12-04-2020	CM	Commercial	56,000		100	05-10-2021	Strip & Reroof (85 Sq)	07-18-2013	GM			00	Measure & Listed
CBP-19-4	04-10-2019	RM		931,000		100		INTERIOR RENOVATION OF EX	04-12-2013	VGS			20	Field Review
2019-80	03-15-2019	MS	Miscellaneous	16,000	05-20-2020	100		REPAIR INSUALTION AS NEED	07-01-2002	K+D			00	Measure & Listed
2019-24	01-24-2019	DM	Demolish	7,800		100		DEMO DROPPED CEILING, FR						
2016-51	02-24-2016	RM	Remodel	122,000	05-05-2017	100		INTERIOR REMODEL RITE AID						
2013-0107	05-22-2013	MN	Maintenance	168,186	07-17-2013	100		STRIP & REROOF FOODIES &						

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
1	3220	Store/Shop	NB	Primary	172,498	SF 9.87	1.00000	C	1.00	1090	1.000			9.87	3,405,200
Total Card Land Units					3.96	AC	Parcel Total Land Area: 3.96					Total Land Value		3,405,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	16	Plaza w/Anchor			
Model	94	Commercial			
Grade	04	Above Ave			
Stories	1				
Occupancy	9.00				
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2	15	Concr/Cinder			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	05	Vinyl			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type	2	Retail			
Bldg Use	3220	Store/Shop			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	03	Average			
Class	C	Class C			
Heat/AC	03	Average			
Pct Heated	100				
Baths/Plumbing	02	Average			
Ceiling/Wall	05	Sus-Ceil & WI			
Rooms/Prtns	02	Average			
Wall Height	12.00				
Base Floor	1.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
3220	Store/Shop	100
		0
		0

COST / MARKET VALUATION	
RCN	6,155,207
Year Built	1960
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	70
Cns Sect Rcnd	4,308,600
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
SPR2	Sprinklers - Wet	B	45,918	6.35	1996		70		0.00	204,100
DUW	Drive Up Windo	B	1	24800.00	1996		70		0.00	17,400
ATM	Automatic Teller	B	2	77000.00	1996		70		0.00	107,800
PAV1	Paving - Asphal	L	80,000	4.00	1980	A	70	C	1.00	224,000
LT2	Lights - Sodium	L	4	1600.00	1980	A	70	C	1.00	4,500
VLT1	Vault	B	160	370.00	1996		70		0.00	41,400
SGN2	DOUBLE SIDE	L	1	129.00	2014	F	55	C	1.00	100
CLR1	Cooler	B	653	136.00	1996		70		0.00	62,200
CLR2	Freezer	B	192	175.00	1996		70		0.00	23,500
LDL1	LOAD LEVEL	B	2	9500.00	1996		70		0.00	13,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	43,557	43,557	43,557	138.81	6,046,104	
CAN	Canopy	0	1,021	102	13.87	14,159	
FOP	Open Porch	0	4,561	684	20.82	94,945	
Ttl Gross Liv / Lease Area		43,557	49,139	44,343		6,155,208	

