

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SR PERIWINKLE REALTY CORP			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
PO BOX 158			0 No Sewer	0 Paved	0 Average	COMMERC.	3840	748,400	748,400	
DUXBURY MA 02331		<b>SUPPLEMENTAL DATA</b>			COM LAND	3840	2,331,700	2,331,700		
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 6552 Total Acres 4.6 Chapter La GIS ID F_881451_2839745		Cyclical Exemption W District Res Exem Assoc Pid#			COMMERC.	3840	294,900	294,900		
						Total		3,375,000	3,375,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SR PERIWINKLE REALTY CORP		LCC 80077	05-02-1990	U	I	740,000	1J	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	3840	598,100	2022	3840	602,600	2021	3840	431,000
									3840	2,659,600		3840	2,659,600		3840	2,271,600
									3840	220,200		3840	220,200		3840	220,200
								Total		3,477,900	Total		3,482,400	Total		2,922,800

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									
1090																	
NOTES																	
PERIMETER - 240																	
										Appraised Bldg. Value (Card)		646,700					
										Appraised Xf (B) Value (Bldg)		101,700					
										Appraised Ob (B) Value (Bldg)		294,900					
										Appraised Land Value (Bldg)		2,331,700					
										Special Land Value		0					
										Total Appraised Parcel Value		3,375,000					
										Valuation Method		C					
										Total Appraised Parcel Value		3,375,000					

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
2015-374	11-06-2015	DM	Demolish	13,500		100		DEMOLISH A 1952' SQ FT BUIL		05-08-2017	SJD	5	1	30	Quality Control
460	10-03-2005	AD	Addition	261,000		100		60X60 SHOWROOM BLDG		05-29-2014	DG			00	Measure & Listed
459	10-03-2005	AD	Addition	314,000		100		34X64 WORKSHOP BLDG		04-12-2013	VGS			20	Field Review
399	08-30-2005	AD	Addition	56,480		100		28X28 FOUNDATION		05-18-2006	RWF		1	00	Measure & Listed
276	06-20-2005	NC	New Construct	34,000		100		34X64 FOUNDATION							
275	06-20-2005	NC	New Construct	6,270		100		28X28 FOUNDATION							
274	06-20-2005	NC	New Construct	29,000		100		FOUNDATION 60X60							

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	NB	Primary	65,340	SF 9.87	1.00000	C	1.00	1090	1.000			9.87	2,257,200	
1	3840	Marinas			2.590	AC 37,026.00	0.77698	C	1.00	1090	1.000			0.66	74,500	
Total Card Land Units					4.09	AC	Parcel Total Land Area: 4.09					Total Land Value 2,331,700				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	94	Commercial			
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	07	Pine/Wood			
Interior Wall 2					
Interior Floor 1	03	Concrete	RCN		312,516
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		2006
Heating Type	08	Radiant-Water	Effective Year Built		2007
AC Type	01	None	Depreciation Code		A
Use Type	2	Retail	Remodel Rating		
Bldg Use	3840	Marinas	Year Remodeled		
Total Rooms	0		Depreciation %		14
Total Baths	0		Functional Obsol		
SF Finish Bsmt			External Obsol		
Lighting	03	Average	Trend Factor		1.000
Class	S	Class E	Condition		
Heat/AC	03	Average	Condition %		
Pct Heated	0		Percent Good		86
Baths/Plumbing	00	None	Cns Sect Rcnd		268,800
Ceiling/Wall	07	Other	Dep % Ovr		
Rooms/Prtns	01	Light	Dep Ovr Comment		
Wall Height	16.00		Misc Imp Ovr		
Base Floor	1.00		Misc Imp Ovr Comment		
1st Floor Use			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS	
60	
60	

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
DCK	Dock	L	800	45.00	1980	A	70	C	1.00	25,200
TNK5	ELEVATED TA	L	6,000	3.00	2006	A	70	C	1.00	12,600
PAV1	Paving - Asphal	L	67,400	4.00	2006	G	85	C	1.00	229,200
SHD1	Shed	L	120	21.00	2005	G	85	C	1.00	2,100
FN1	Fence - Chain	L	1,000	24.00	1980	A	70	C	1.00	16,800
PMP1	SINGLE HOSE	L	1	12700.00	2006	A	70	C	1.00	8,900
SGN2	DOUBLE SIDE	L	1	129.00	2014	A	70	C	1.00	100
OHD	Overhead Door	B	4	4100.00	2009		86		0.00	14,100
SPR1	Sprinklers - Wet	B	3,600	5.40	2009		86		0.00	16,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,600	3,600	3,600	86.81	312,516	
Ttl Gross Liv / Lease Area		3,600	3,600	3,600		312,516	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SR PERIWINKLE REALTY CORP  PO BOX 158  DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	COMMERC.	3840	748,400	748,400
		0		0	Heavy			COM LAND	3840	2,331,700	2,331,700
<b>SUPPLEMENTAL DATA</b>											
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 6552 Total Acres 4.6 Chapter La GIS ID F_881451_2839745				Cyclical Exemption W District Res Exem		80 W		COMMERC.	3840	294,900	294,900
								Total		3,375,000	3,375,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SR PERIWINKLE REALTY CORP		LCC 80077	05-02-1990	U	I	740,000	1J	Year	Code	Assessed	Year	Code	Assessed			
								2023	3840	598,100	2022	3840	602,600			
									3840	2,659,600		3840	2,271,600			
									3840	220,200		3840	220,200			
								Total		3,477,900	Total		3,482,400	Total		2,922,800

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
1090			

  

NOTES			
PERIMETER - 112			

  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			646,700
Appraised Xf (B) Value (Bldg)			101,700
Appraised Ob (B) Value (Bldg)			294,900
Appraised Land Value (Bldg)			2,331,700
Special Land Value			0
Total Appraised Parcel Value			3,375,000
Valuation Method			C
Total Appraised Parcel Value			3,375,000

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:					4.09	Total Land Value			2,331,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	94	Commercial			
Grade	03	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
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	05	Solar Assisted			
Heating Type	08	Radiant-Water			
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	03	Average			
Pct Heated	0				
Baths/Plumbing	00	None			
Ceiling/Wall	00	None			
Rooms/Prtns	01	Light			
Wall Height	18.00				
Base Floor	1.00				
1st Floor Use					

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	2	4100.00	2009		0		0.00	0
MEZ1	Mezzanine - Un	B	2,176	26.00	2009		86		0.00	48,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,176	2,176	2,176	84.43	183,720	
Ttl Gross Liv / Lease Area		2,176	2,176	2,176		183,720	

**BAS**

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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
SR PERIWINKLE REALTY CORP  PO BOX 158  DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed					
		0	No Sewer	0	Paved	0	Average	COMMERC.	3840		748,400	748,400					
		0		0	Heavy			COM LAND	3840		2,331,700	2,331,700					
<b>SUPPLEMENTAL DATA</b>						COMMERC.	3840	294,900	294,900								
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 6552 Total Acres 4.6 Chapter La GIS ID F_881451_2839745				Cyclical Exemption W District Res Exem Assoc Pid#		80 W		Total		3,375,000	3,375,000						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SR PERIWINKLE REALTY CORP		LCC 80077	05-02-1990	U	I	740,000	1J	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2023	3840	598,100	2022	3840	602,600	2021	3840	431,000	
									3840	2,659,600		3840	2,659,600		3840	2,271,600	
									3840	220,200		3840	220,200		3840	220,200	
								Total		3,477,900	Total		3,482,400	Total		2,922,800	
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) 646,700							
1090										Appraised Xf (B) Value (Bldg) 101,700							
										Appraised Ob (B) Value (Bldg) 294,900							
										Appraised Land Value (Bldg) 2,331,700							
										Special Land Value 0							
										Total Appraised Parcel Value 3,375,000							
										Valuation Method C							
										Total Appraised Parcel Value 3,375,000							
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			SF	0.00	1.00000		1.00		1.000			0		0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 4.09					Total Land Value					2,331,700

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description	Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop									
Model	94	Commercial									
Grade	03	Average									
Stories	1										
Occupancy	0.00										
Exterior Wall 1	13	Pre-Fab Wood									
Exterior Wall 2											
Roof Structure	03	Gable									
Roof Cover	02	Rolled Compos									
Interior Wall 1	04	Plywood Panel									
Interior Wall 2											
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	3160	Comm Whse									
Total Rooms	0										
Total Baths	0										
SF Finish Bsmt											
Lighting	03	Average									
Class	S	Class E									
Heat/AC	03	Average									
Pct Heated	0										
Baths/Plumbing	00	None									
Ceiling/Wall	00	None									
Rooms/Prtns	02	Average									
Wall Height	12.00										
Base Floor	1.00										
1st Floor Use											

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	6	4100.00	1983		67		0.00	16,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,452	4,452	4,452	54.86	244,237	
Ttl Gross Liv / Lease Area		4,452	4,452	4,452		244,237	

BAS	42
106	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
SR PERIWINKLE REALTY CORP  PO BOX 158  DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed					
		0	No Sewer	0	Paved	0	Average	COMMERC.	3840		748,400	748,400					
				0	Heavy			COM LAND	3840		2,331,700	2,331,700					
<b>SUPPLEMENTAL DATA</b>						COMMERC.	3840	294,900	294,900								
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 6552 Total Acres 4.6 Chapter La GIS ID F_881451_2839745				Cyclical Exemption W District Res Exem Assoc Pid#		80 W		Total		3,375,000	3,375,000						
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SR PERIWINKLE REALTY CORP			LCC 80077	05-02-1990	U	I	740,000	1J	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	3840	598,100	2022	3840	602,600	2021	3840	431,000
										3840	2,659,600		3840	2,659,600		3840	2,271,600
										3840	220,200		3840	220,200		3840	220,200
									Total		3,477,900	Total		3,482,400	Total		2,922,800
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)		646,700			
1090											Appraised Xf (B) Value (Bldg)		101,700				
										Appraised Ob (B) Value (Bldg)		294,900					
										Appraised Land Value (Bldg)		2,331,700					
										Special Land Value		0					
										Total Appraised Parcel Value		3,375,000					
										Valuation Method		C					
										Total Appraised Parcel Value		3,375,000					
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	
4	3840	Marinas			SF	0.00	1.00000		1.00		1.000			0	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area:					4.09	Total Land Value			2,331,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	94	Commercial			
Grade	03	Average			
Stories	1				
Occupancy	0.00				
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	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	3840	Marinas			
Total Rooms	0				
Total Baths	2				
SF Finish Bsmt					
Lighting	04	Good			
Class	D	Class D			
Heat/AC	03	Average			
Pct Heated	0				
Baths/Plumbing	03	Above Average			
Ceiling/Wall	07	Other			
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	80,446
Year Built	1955
Effective Year Built	1991
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	70
Cns Sect Rcnd	56,300
Other	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS

28

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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
OHD	Overhead Door	B	2	4100.00	1992		70		0.00	5,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	784	784	784	102.61	80,446	
Ttl Gross Liv / Lease Area		784	784	784		80,446	

