

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MILEPOST 581 LLC			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
			0	No Sewer	0	Paved	0	Average	COMMERC.	3260	719,400	719,400	
					0	Heavy			COM LAND	3260	548,000	548,000	
581 TREMONT ST			SUPPLEMENTAL DATA				COMMERC.	3260	68,800	68,800			
DUXBURY MA 02332			Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 3007 Total Acres 1.02 Chapter La GIS ID F_874338_2835058			Cyclical Exemption W District Res Exem		50					VISION
			Assoc Pid#			Total				1,336,200	1,336,200		

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MILEPOST 581 LLC	58132	75	07-27-2023	U	I	1,435,000	1F	Year	Code	Assessed	Year	Code	Assessed		
MILEPOST 581 LLC	57510	60	12-14-2022	Q	I	1,470,000	00	2023	3260	383,200	2022	3260	383,200		
JOHNSON JOHN F TRUSTEE	52060	28	12-06-2019	U	I	100	1A		3260	563,400		3260	563,400		
JOHNSON JOHN F	5237	0137	11-04-1982	U	I	88,835	1N		3260	43,000		3260	43,000		
Total										989,600	Total		989,600	Total	722,600

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
1070			

NOTES			
PERIMETER - 248 MILEPOST REST/TAVERN			

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-23-24	05-18-2023	RM	Remodel	300,000		0		PLAN#BB-024=REMODEL 1577	04-12-2023	SJD	9		01	Measure - No Entry
480	09-11-2003	MN	Maintenance	7,200		100		RESHINGLE FRONT ROOF	05-12-2014	DG			02	Callback - No Entry
462	11-13-2001	MN	Maintenance	0		100		REPLACE SIGN	04-12-2013	VGS			20	Field Review

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	3260	Rest/Clubs	RC	Primary	44,413 SF	9.87	1.00000	C	1.00	1090	1.000		0	9.87	548,000
Total Card Land Units					1.02	AC	Parcel Total Land Area: 1.02					Total Land Value		548,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	30	Restaurant			
Model	94	Commercial			
Grade	06	Good			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2	07	Pine/Wood			
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type	2	Retail			
Bldg Use	3260	Rest/Clubs			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting Class	03	Average			
Heat/AC	D	Class D			
Pct Heated	03	Average			
Baths/Plumbing	100				
Ceiling/Wall	02	Average			
Rooms/Prtns	06	Ceil & Walls			
Wall Height	02	Average			
Base Floor	8.00				
1st Floor Use	0.00				
			MIXED USE		
			Code	Description	Percentage
			3260	Rest/Clubs	100
					0
					0
			COST / MARKET VALUATION		
			RCN		1,051,524
			Year Built		1925
			Effective Year Built		1989
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		32
			Functional Obsol		
			External Obsol		
			Trend Factor		1.000
			Condition		
			Condition %		
			Percent Good		68
			Cns Sect Rcnd		715,000
			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
SPR1	Sprinklers - Wet	B	1,572	5.40	1971		0		0.00	0
SPR1	Sprinklers - Wet	B	3,007	5.40	1971		0		0.00	0
SHD1	Shed	L	100	21.00	1980	A	70	C	1.00	1,500
PAV1	Paving - Asphal	L	24,000	4.00	1980	A	70	C	1.00	67,200
SGN2	DOUBLE SIDE	L	1	129.00	2014	A	70	C	1.00	100
FPL	FIREPLACE	B	1	6500.00	1971		68		0.00	4,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,016	3,016	3,016	301.21	908,449	
BSM	Basement	0	2,145	429	60.24	129,219	
FEP	Finished Enclosed Porch	0	56	34	182.88	10,241	
PTO	Patio	0	243	12	14.87	3,615	
Ttl Gross Liv / Lease Area		3,016	5,460	3,491		1,051,524	

