

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
STRIVE PROPERTIES LLC			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
21 GEORGE RD			0 No Sewer	0 Paved	0 Average	COMMERC.	3160	352,500	352,500	
NORWELL MA 02061		SUPPLEMENTAL DATA			0 Heavy	COM LAND	3160	557,000	557,000	
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 5782 Total Acres .82 Chapter La GIS ID F_877703_2834555		Cyclical Exemption W District Res Exem Assoc Pid#			40	COMMERC.	3160	9,200	9,200	
						Total		918,700	918,700	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
STRIVE PROPERTIES LLC		56693	286	04-15-2022	Q	I	985,000	00	Year	Code	Assessed	Year	Code	Assessed
SOUTH SHORE CAPITAL LLC		48624	0154	06-30-2017	Q	I	750,000	00	2023	3160	260,600	2022	3160	263,600
CHASNOV DAVID E & LINDA M TT		9725	0088	04-30-1990	Q	I	400,000	00		3160	491,000		3160	491,000
										3160	5,500		3160	5,500
						Total		757,100	Total		760,100	Total		693,700

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				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	323,800
Appraised Xf (B) Value (Bldg)	28,700
Appraised Ob (B) Value (Bldg)	9,200
Appraised Land Value (Bldg)	557,000
Special Land Value	0
Total Appraised Parcel Value	918,700
Valuation Method	C
Total Appraised Parcel Value	918,700

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-22-5	05-17-2022	CM	Commercial	20,000		100	01-05-2023	REPLACE DROP CEILING W S	04-12-2023	SJD	9		01	Measure - No Entry
									12-21-2017	SJD	9		01	Measure - No Entry
									05-19-2014	DG			00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									07-01-2002	D+K			04	Measure - Vacant

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	3160	Comm Whse	NB	Primary	35,719	SF	11.55	1.00000	C	0.90	1090	1.000	ACCESS	0	15.59	557,000
Total Card Land Units					0.82	AC	Parcel Total Land Area: 0.82					Total Land Value		557,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	53	Pre-Eng Warehs			
Model	94	Commercial			
Grade	04	Above Ave			
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	05	Drywall			
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Use Type	2	Retail			
Bldg Use	3760	Gyms			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting Class	03	Average			
Heat/AC Pct Heated	S	Class E			
Baths/Plumbing	03	Average			
Ceiling/Wall Rooms/Prtns	02	Average			
Wall Height	07	Other			
Base Floor	02	Average			
1st Floor Use	16.00				
	1.00				

MIXED USE		
Code	Description	Percentage
3160	Comm Whse	100
		0
		0

COST / MARKET VALUATION	
RCN	404,763
Year Built	1985
Effective Year Built	2001
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	80
Cns Sect Rcnd	323,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS	78
AOF	20
	59
	59

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	2004		80		0.00	6,600
SGN1	SIGN-1 SD W/	L	15	102.00	2014	A	70	C	1.00	1,100
PAV1	Paving - Asphal	L	2,500	4.00	2014	A	70	C	1.00	7,000
A/C	Air Conditioning	B	4,600	6.00	2004		80		0.00	22,100
SHD1	Shed	L	64	21.00	2010	G	85	C	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office	1,180	1,180	1,180	70.00	82,605	
BAS	First Floor	4,602	4,602	4,602	70.00	322,158	
Ttl Gross Liv / Lease Area		5,782	5,782	5,782		404,763	

