

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
BEAUVAIS RYAN L BEAUVAIS LINDSAY P 196 BIRCH ST				0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed								
				0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	273,900	273,900								
										RES LAND	1010	371,400	371,400								
SUPPLEMENTAL DATA														VISION							
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1134 Total Acres 6.679 Chapter Lan		Cyclical 1 Exemption W District Res Exem		GIS ID F_856598_2840395		Assoc Pid#		Total		645,300	645,300								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC				PREVIOUS ASSESSMENTS (HISTORY)					
BEAUVAIS RYAN L		41173	0007	04-02-2012		Q	I			300,000		00	Year			Code	Assessed	Year	Code	Assessed	
FANTONI RUSSELL		39830	0184	04-08-2011		U	I			190,000		1S	2023			1010	265,100	2022	1010	217,800	2021
WELLS FARGO BANK NATIONAL ASSOC		38812	0067	08-05-2010		U	I			298,838		1L		1010	385,900		1010	319,900		1010	268,400
ZACCARDI RICHARD J		21837	0230	04-02-2002		U	I			100		1	Total		651,000	Total		537,700	Total		459,500
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									APPRAISED VALUE SUMMARY							
				ASSESSING NEIGHBORHOOD								Appraised Bldg. Value (Card) 273,900									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Xf (B) Value (Bldg) 0											
0050										Appraised Ob (B) Value (Bldg) 0											
NOTES														Appraised Land Value (Bldg) 371,400							
														Special Land Value 0							
														Total Appraised Parcel Value 645,300							
														Valuation Method C							
														Total Appraised Parcel Value 645,300							
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			
34	04-26-2011	RM	Remodel	6,400	06-06-2013	100		RPL DRS,WINDOWS,TRIM					07-10-2020	SJD	6		20	Field Review			
552	10-20-2003	MN	Maintenance	3,600	06-06-2013	100		NEW ROOF SHINGLES					10-05-2018	JLF	10	1	00	Measure & Listed			
													06-06-2013	SJD	9	1	00	Measure & Listed			
													04-12-2013	VGS			20	Field Review			
													07-25-2011	KP		2	07	Measure - Info @ Door			
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value				
1	1010	Single Family	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000				
1	1010	Single Family	RC	Residual	0.301	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	10,500				
1	1010	Single Family	WP	Undevelop	5.460	AC	2,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.05	10,900				
Total Card Land Units					6.68	AC	Parcel Total Land Area					6.68	Total Land Value					371,400			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1050	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	19	Brick Veneer			B S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			285,722
Interior Floor 2			Net Other Adj		32,793
Heat Fuel	03	Gas	Replace Cost		318,515
Heat Type	04	Forced Air-Duc	Year Built		1971
AC Type	01	None	Effective Year Built		2007
Bedrooms	3		Depreciation Code		E
Full Baths	1		Remodel Rating		03
Half Baths	1		Year Remodeled		2011
Extra Fixtures	1		Depreciation %		14
Total Rooms	6		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good	86	
Gas Fireplaces	0		Cns Sect Rcnld	273,900	
Sq Ft Fin Bsmt	525		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1050		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p>DCK PTO</p> <p style="text-align: right;">10</p> <p style="text-align: center;">12</p>	<p>BAS BSM</p> <p style="text-align: right;">24</p> <p style="text-align: right;">42</p> <p>BAS 42 2</p>
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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	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,092	1,092	1,092	217.78	237,811
BSM	Basement	0	1,008	202	43.64	43,991
DCK	Deck	0	120	12	21.78	2,613
PTO	Patio	0	120	6	10.89	1,307
Ttl Gross Liv / Lease Area		1,092	2,340	1,312		285,722

