

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WEST JAMES C				0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
68 PINE ST				0 Septic	0 Paved	0 Average	RESIDNTL	0101	249,800	249,800		
DUXBURY MA 02332			SUPPLEMENTAL DATA				RES LAND	0101	350,000	350,000		
Alt Prcl ID			Cyclical 2				RESIDNTL	0101	74,600	74,600		
Scnd Home			Exemption W				61A LAND	0710	275,000	17,900		
Tax Class T			District				61A LAND	0720	97,000	700	VISION	
Total Acres 23.198			Res Exem				Total			1,046,400		693,000
Chapter Lan			Assoc Pid#									
GIS ID F_857006_2833892												

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WEST JAMES C			4909 0285	01-11-1940	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed		
									2023	0101	186,500	2022	0101	154,700		
										0101	364,000		0101	300,000		
										0101	56,400		0101	56,400		
										0710	17,700		0710	17,200		
										0700	000		0700	000		
									Total		625,200	Total		528,900	Total	480,000

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			249,800
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			74,600
Appraised Land Value (Bldg)			722,000
Special Land Value			18,600
Total Appraised Parcel Value			1,046,400
Valuation Method			C
Total Appraised Parcel Value			1,046,400

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
BPO-22-361	09-19-2022	MN	Maintenance	4,288		100		Reline a brick chimney	11-15-2022	SJT	10		01	Measure - No Entry
14974	06-11-1998	RM	Remodel	5,000		100		PORCH TO 3 SEASON	01-01-2018	AO	3		99	Vacant Land
13944	01-22-1996	DM	Demolish	1,000	01-01-1997	100		DMLSH 10X10 BLDG	04-12-2013	VGS			20	Field Review
13156	04-25-1994	NC	New Construct	52,000	09-14-1995	100		42X50 COLD STORAGE	09-06-2006	B+K		1	00	Measure & Listed

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	AC	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	0710	Cranberry	PD	Cranberry	11.000	AC	25,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.57	275,000
1	0720	Nonproductive	PD	Residual	11.280	AC	35,000.00	0.24576	5	1.00	0050	1.000		1.0000	0.20	97,000
Total Card Land Units					22.28	AC	Parcel Total Land Area					23.20	Total Land Value			372,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	04	Cape Cod		Bsmt Area	952		
Model	01	Residential		Bsmt Type	04		
Grade	03	Average		Unfin Area	0.00	Full	
Stories	1.75						
Occupancy	1			CONDO DATA			
Exterior Wall 1	25	Vinyl Siding		Parcel Id		C	Owne
Exterior Wall 2						B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				COST / MARKET VALUATION			
Interior Floor 1	12	Hardwood					334,793
Interior Floor 2				Net Other Adj			7,400
Heat Fuel	02	Oil		Replace Cost			342,192
Heat Type	05	Hot Water		Year Built			1978
AC Type	01	None		Effective Year Built			1994
Bedrooms	3			Depreciation Code			A
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	2			Depreciation %			27
Total Rooms	6			Functional Obsol			
Bath Style	02	Average		External Obsol			
Kitchen Style	02	Average		Trend Factor			1.000
Extra Kitchens	0			Condition			
Fireplaces	0			Condition %			
Extra Openings	0			Percent Good			73
Gas Fireplaces	0			Cns Sect Rcnld			249,800
Sq Ft Fin Bsmt	0			Dep % Ovr			
FBM Quality				Dep Ovr Comment			
Foundation	06	Poured Conc		Misc Imp Ovr			
Bsmt Garage	1			Misc Imp Ovr Comment			
Bsmt Area	952			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	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	Garage - 1 Sto	L	2,050	52.00	1980	A	70	C	1.00	74,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	952	952	952	166.15	158,175
BSM	Basement	0	952	190	33.16	31,569
DCK	Deck	0	252	25	16.48	4,154
FEP	Finished Enclosed Porch	0	224	134	99.39	22,264
TQS	Three Quarter Story	714	952	714	124.61	118,631
Ttl Gross Liv / Lease Area		1,666	3,332	2,015		334,793

<p>FEP</p> <p style="text-align: right;">14</p> <p style="text-align: center;">16</p>	<p>DCK</p> <p style="text-align: right;">14</p> <p style="text-align: center;">18</p>
<p>TQS BAS BSM</p> <p style="text-align: right;">28</p> <p style="text-align: center;">34</p>	

