

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
JOHNSON SHIRLEY J TT		0	Water	0	Feeder	0	Average	Description	Code		Appraised	Assessed
SHIRLEY J JOHNSON REVOC TRUS		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		301,000	301,000
216 AUTUMN AVE		SUPPLEMENTAL DATA				RES LAND	1010	355,600	355,600			
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1630 Total Acres 1.078 Chapter Lan GIS ID F_859858_2836773				Cyclical 2 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	2,400	2,400	
								Total		659,000	659,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
JOHNSON SHIRLEY J TT		57087 218	08-01-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
JOHNSON SHIRLEY J		41392 0307	05-21-2012	U	I	100	1A	2023	1010	241,100	2022	1010	225,600	2021	1010	213,600
JOHNSON VERNON A		5425 0291	08-09-1983	Q	I	88,500	00		1010	369,800		1010	304,800		1010	254,000
									1010	1,600		1010	1,600		1010	1,600
								Total		612,500	Total		532,000	Total		469,200

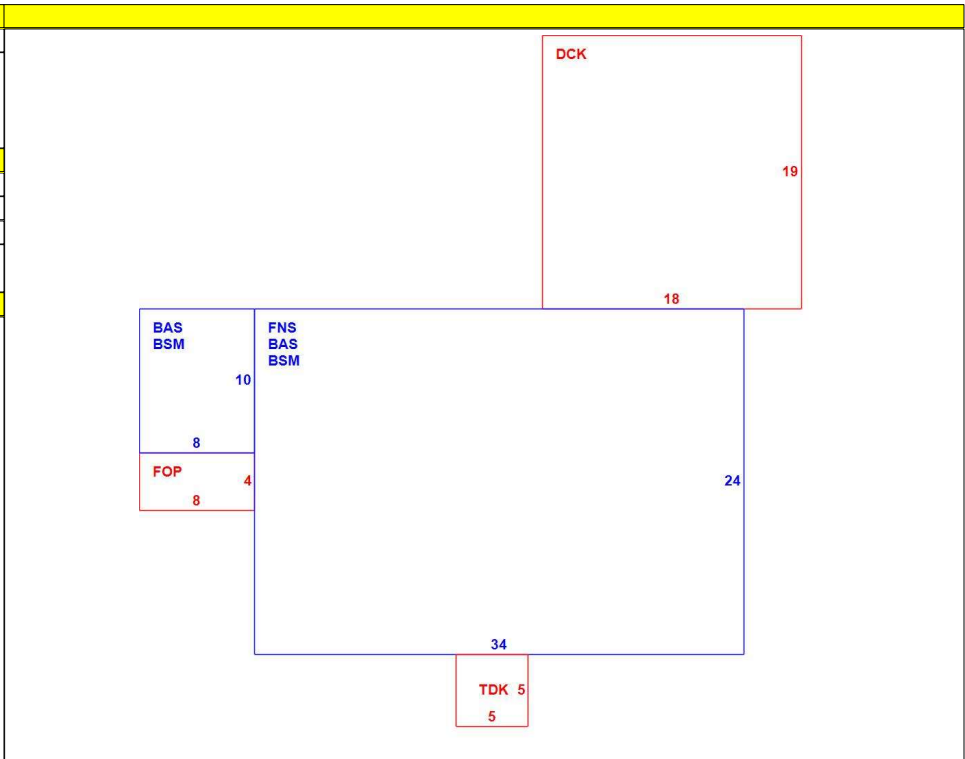
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total	0.00												

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch					
0050									
NOTES						Appraised Bldg. Value (Card) 301,000			
						Appraised Xf (B) Value (Bldg) 0			
						Appraised Ob (B) Value (Bldg) 2,400			
						Appraised Land Value (Bldg) 355,600			
						Special Land Value 0			
						Total Appraised Parcel Value 659,000			
						Valuation Method C			
						Total Appraised Parcel Value 659,000			

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
BP-19-256	08-05-2019	AD		3,200	03-04-2020	100		CONSTRUCT A 5'x5' DECK WIT		03-04-2020	SJT	5		12	Property Est. - No Access
321	11-14-2008	MS	Miscellaneous	3,700		100		4X8 PLATFORM TO DWAY		04-12-2013	VGS			20	Field Review
12317	05-12-1992	RM	Remodel	3,000	01-01-1993	100		REPLACE DK W/15X18 D		03-28-2013	AO	6	6	30	Quality Control
										04-24-2007	BSB		1	00	Measure & Listed

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	0.160	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	5,600
Total Card Land Units					1.08	AC	Parcel Total Land Area					1.08	Total Land Value			355,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	896	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.9		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	07	Gambrel	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	Net Other Adj		383,949
Interior Floor 2			Replace Cost		28,340
Heat Fuel	02	Oil	Year Built		412,289
Heat Type	05	Hot Water	Effective Year Built		1976
AC Type	01	None	Depreciation Code		1994
Bedrooms	3		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	0		Cns Sect Rcnld		301,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	452		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	896		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
SHD1	Shed	L	160	21.00	1980	A	70	C	1.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	896	896	896	207.43	185,855
BSM	Basement	0	896	179	41.44	37,130
DCK	Deck	0	342	34	20.62	7,053
FNS	Finished 90% Story	734	816	734	186.58	152,252
FOP	Open Porch	0	32	5	32.41	1,037
TDK	Trex Deck	0	25	3	24.89	622
Ttl Gross Liv / Lease Area		1,630	3,007	1,851		383,949

