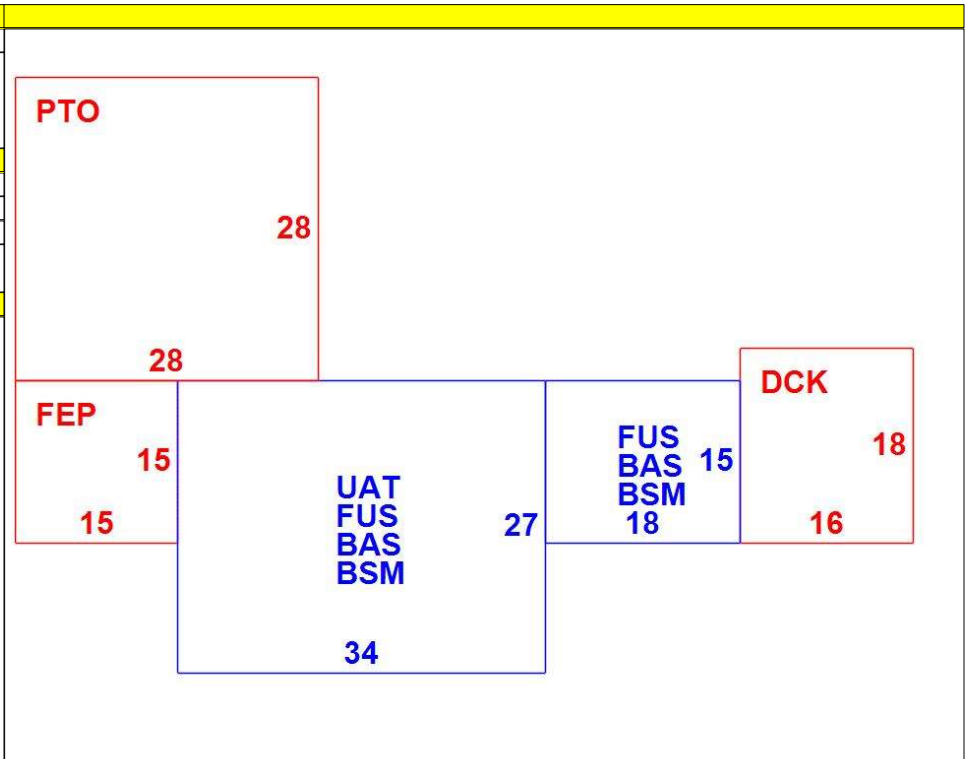


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>			
OBRIEN FREDERICK G JR OBRIEN PAUL R 1 GIDEON WAY  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	398,600	398,600						
		<b>SUPPLEMENTAL DATA</b>		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2480 Total Acres 3.438 Chapter Lan GIS ID F_861440_2838790		Cyclical 2 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	396,200	396,200						
						RESIDNTL	1010	126,400	85,400								
										Total	921,200	880,200					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
OBRIEN FREDERICK G JR BELFROD PETER LAGRECA ROGER J		51573	190	08-29-2019	U	I	585,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
		41591	0046	06-29-2012	Q	I	535,000	00	2023	1010	319,300	2022	1010	293,100	2021	1010	262,900
		16553	0308	08-31-1998	U	I	1	1F	1010	432,100	1010	359,500	1010	66,500	1010	299,600	
										Total	817,900	Total	719,100	Total	629,000		
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										<b>APPRAISED VALUE SUMMARY</b>							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card) 398,600							
0050										Appraised Xf (B) Value (Bldg) 0							
										Appraised Ob (B) Value (Bldg) 126,400							
										Appraised Land Value (Bldg) 396,200							
										Special Land Value 0							
										Total Appraised Parcel Value 921,200							
										Valuation Method C							
										Total Appraised Parcel Value 921,200							
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-19-355	12-09-2019	SP		42,000		100	03-06-2020	INSTALL ROOF SOLAR ELECT		06-09-2020	SJT	5		20	Field Review		
13574	03-01-1995	RM	Remodel	10,000		100		FINISH OVER GARAGE		09-20-2019	SJD	9	1	00	Measure & Listed		
12481	08-06-1992	NC	New Construct	33,000	01-01-1993	100		2STY HORSE BRN 24X28		04-12-2013	VGS			20	Field Review		
										09-29-2011	kp		1	01	Measure - No Entry		
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	2.506	AC 35,000.00	0.52734	5	1.00	0050	1.000			1.0000		0.42	46,200
Total Card Land Units					3.42	AC	Parcel Total Land Area					3.42	Total Land Value				396,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1188	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2	20	Brick/Masonry			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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		550,985
Interior Floor 2			Replace Cost		43,875
Heat Fuel	03	Gas	Year Built		594,861
Heat Type	05	Hot Water	Effective Year Built		1984
AC Type	01	None	Depreciation Code		1988
Bedrooms	4		Remodel Rating		F
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		33
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		67
Extra Openings	0		Cns Sect Rcnld		398,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	798		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1188		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
FGR7	Garage - Fin U	L	728	98.00	1988	A	70	C	1.00	49,900
BRN5	Barn - 2 Story	L	725	69.00	1990	A	70	C	1.00	35,000
PLT	Coop	L	96	20.00	1990	F	55	D	0.50	500
SLR	Solar Panels	L	39	1050.00	2019	A	70	C	1.00	41,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,188	1,188	1,188	186.46	221,513
BSM	Basement	0	1,188	238	37.35	44,377
DCK	Deck	0	288	29	18.78	5,407
FEP	Finished Enclosed Porch	0	225	135	111.88	25,172
FUS	Finished Upper Story	1,188	1,188	1,188	186.46	221,513
PTO	Patio	0	784	39	9.28	7,272
UAT	Unfinished Attic	0	918	138	28.03	25,731
Ttl Gross Liv / Lease Area		2,376	5,779	2,955		550,985

