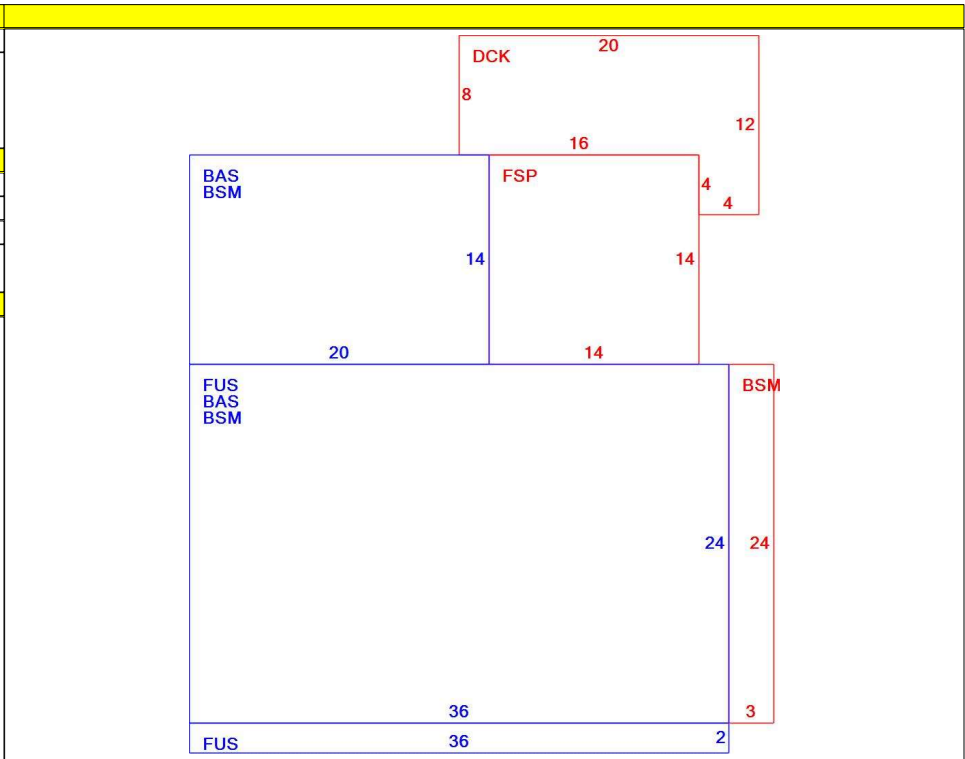


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
BENOIT THOMAS R BENOIT RITAMARIE C 5 MILL POND LN		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed		495,700 469,900						
DUXBURY MA 02332		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	495,700	Assessed				495,700				
								RES LAND	1010	469,900									
<b>SUPPLEMENTAL DATA</b>														<b>VISION</b>					
Alt Prcl ID		Cyclical		2															
Scnd Home		Exemption																	
Tax Class T		W																	
Tot Fin Area 2080		District																	
Total Acres .928		Res Exem																	
Chapter Lan																			
GIS ID F_856780_2834887		Assoc Pid#																	
										Total		965,600		965,600					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
BENOIT THOMAS R				23251 0217		10-30-2002		Q I		513,000		00		Year	Code	Assessed	Year	Code	Assessed
														2023	1010	393,600	2022	1010	360,900
															1010	504,300		1010	320,400
														Total		897,900		Total 681,300	
														Total		637,700			
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						Appraised Bldg. Value (Card)				495,700	
0060														Appraised Xf (B) Value (Bldg)				0	
												Appraised Ob (B) Value (Bldg)				0			
												Appraised Land Value (Bldg)				469,900			
												Special Land Value				0			
												Total Appraised Parcel Value				965,600			
												Valuation Method				C			
												Total Appraised Parcel Value				965,600			
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		
2015-262	10-28-2015	MN	Maintenance	13,500		100		ROOF OVER EXISTING SHING				04-12-2013	VGS			20	Field Review		
												09-04-2007	BSB			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	0060	1.341					1.0000	11.74	469,400	
1	1010	Single Family	RC	Residual	0.010 AC	35,000.00	1.02040	5	1.00	0060	1.341					1.0000	1.17	500	
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value					469,900		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1216	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	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			586,165
Interior Floor 2			Net Other Adj		41,360
Heat Fuel	02	Oil	Replace Cost		627,525
Heat Type	05	Hot Water	Year Built		1984
AC Type	01	None	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnd		495,700
Sq Ft Fin Bsmt	350		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1216		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,144	1,144	1,144	246.29	281,753	
BSM	Basement	0	1,216	243	49.22	59,848	
DCK	Deck	0	176	18	25.19	4,433	
FSP	Screened Porch	0	196	39	49.01	9,605	
FUS	Finished Upper Story	936	936	936	246.29	230,526	
Ttl Gross Liv / Lease Area		2,080	3,668	2,380		586,165	

