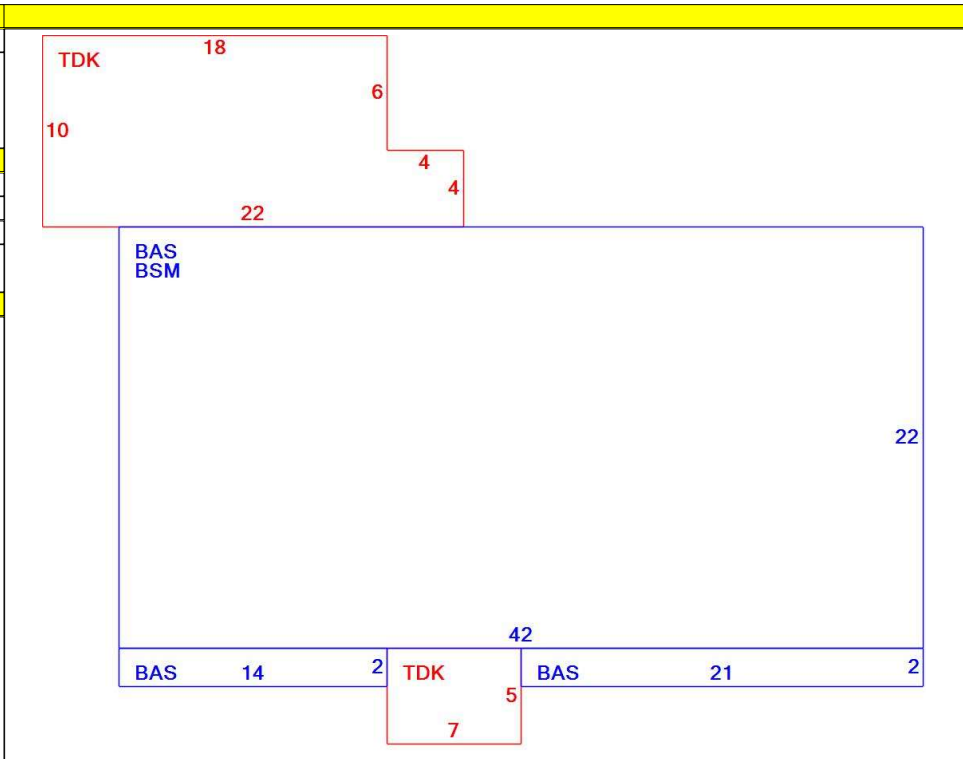


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
DAWOUD HOSAM				0 Water 0 No Sewer		0 Feeder 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed				
304 LAKE SHORE DR										RESIDENTL	1010	328,300	328,300	VISION			
DUXBURY MA 02332										RES LAND	1010	368,300	368,300				
SUPPLEMENTAL DATA										Total		696,600	696,600				
Alt Prcl ID		Scnd Home		Tax Class T		Tot Fin Area 994		Total Acres .7		Chapter Lan		GIS ID F_857769_2838482		Cyclical Exemption W District Res Exem Assoc Pid#			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)			
DAWOUD HOSAM		49242	0092	11-30-2017		Q	I	488,500		00	Year	Code	Assessed	Year	Code	Assessed	
GRAHAM COURTNEY C & ANDREW S		47502	0122	09-23-2016		Q	I	484,000		00	2023	1010	318,500	2022	1010	293,000	
BKA INVESTMENTS LLC		46616	0300	02-24-2016		U	I	100		1B		1010	328,100		1010	296,400	
HUB DEVELOPMENT GROUP LLC		46568	0304	02-05-2016		U	I	240,000		1							
HITCHINS PHYLLIS M		3530	0431	01-01-2001		U	I	0		1							
Total												646,600	Total		589,400	Total	497,000
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								APPRAISED VALUE SUMMARY					
Appraised Bldg. Value (Card)											328,300						
Appraised Xf (B) Value (Bldg)											0						
Appraised Ob (B) Value (Bldg)											0						
Appraised Land Value (Bldg)											368,300						
Special Land Value											0						
Total Appraised Parcel Value											696,600						
Valuation Method											C						
Total Appraised Parcel Value											696,600						
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	
QPO-22-14	07-08-2022	MN	Maintenance	3,258		100	07-08-2022	WEATHERIZATION/AIR SEALIN			09-13-2018	JLF			20	Field Review	
2016-84	03-28-2016	RM	Remodel	58,000	03-06-2018	100		REMODEL EXISTING DWELLIN			03-06-2018	SJD	9	1	00	Measure & Listed	
											08-15-2016	JLF	5		01	Measure - No Entry	
											04-12-2013	VGS			20	Field Review	
											04-30-2007	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	30,500 SF	10.90	1.00000	5	1.00	0030	0.886		V125	1.2500	12.08	368,300	
Total Card Land Units					0.70	AC	Parcel Total Land Area					0.70	Total Land Value			368,300	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	924	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		302,079
Interior Floor 2	14	Carpet	Replace Cost		58,725
Heat Fuel	03	Gas	Year Built		360,804
Heat Type	04	Forced Air-Duc	Effective Year Built		1969
AC Type	03	Central	Depreciation Code		2012
Bedrooms	3		Remodel Rating		R
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		9
Extra Fixtures	3		Functional Obsol		
Total Rooms	4		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		91
Extra Openings	0		Cns Sect Rcnld		328,300
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	924		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	924		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	994	994	994	251.31	249,806
BSM	Basement	0	924	185	50.32	46,493
TDK	Trex Deck	0	231	23	25.02	5,780
Ttl Gross Liv / Lease Area		994	2,149	1,202		302,079

