

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
ERRASTI EDWARD G		0	Water	0	Feeder	0	Average	Description	Code		Appraised	Assessed
ERRASTI ANNE L		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		176,200	176,200
313 LAKE SHORE DR				0	Medium			RES LAND	1010		317,100	317,100
SUPPLEMENTAL DATA								RESIDNTL	1010	60,800	60,800	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1236 Total Acres 1.143 Chapter Lan		Cyclical 2 Exemption W District Res Exem							
			GIS ID F_858079_2838637		Assoc Pid#			Total		554,100	554,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ERRASTI EDWARD G		14475 0147	06-28-1996	Q	I	153,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WATSON RANDY D		13207 0097	10-18-1994	Q	I	148,000	00	2023	1010	188,900	2022	1010	166,000	2021	1010	164,500
									1010	282,500		1010	253,200		1010	205,400
									1010	38,700		1010	38,700		1010	38,700
								Total		510,100	Total		457,900	Total		408,600

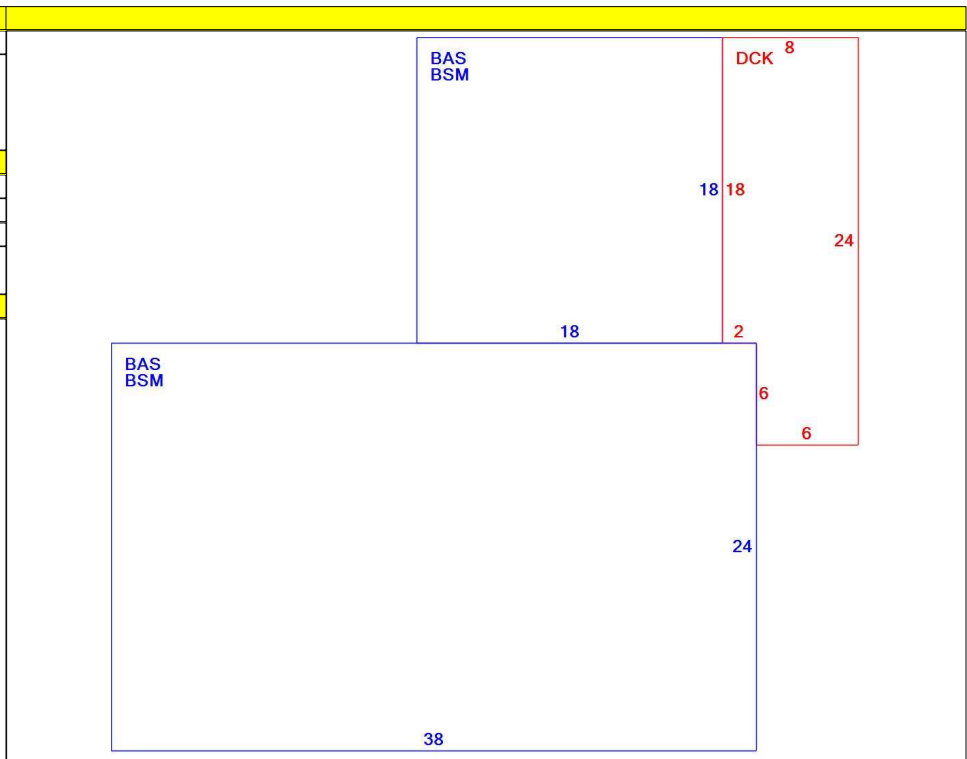
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total				0.00											

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
0030					176,200	0	60,800	317,100	0	554,100	C
					Total Appraised Parcel Value					554,100	

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-23-318	09-01-2023	RM	Remodel	18,136		100		REMOVE BATHTUB & INSTALL	09-13-2018	JLF			20	Field Review	
BPO-21-367	08-06-2021	MN	Maintenance	4,000		100	08-06-2021	Weatherization & air sealing.	04-12-2013	VGS			20	Field Review	
212	05-24-2005	AD	Addition	26,000		100		18X18 1 STRY ADD	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	40,000	SF 8.75	1.00000	5	1.00	0030	0.886			1.0000	310,100	
1	1010	Single Family	RC	Residual	0.225	AC 35,000.00	1.00000	5	1.00	0030	0.886			1.0000	7,000	
Total Card Land Units					1.14	AC	Parcel Total Land Area					1.14	Total Land Value			317,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1236	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			222,299
Interior Floor 2			Net Other Adj		25,900
Heat Fuel	03	Gas	Replace Cost		248,198
Heat Type	04	Forced Air-Duc	Year Built		1967
AC Type	03	Central	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	6		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		176,200
Sq Ft Fin Bsmt	684		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1236		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
SPL2	Ing Pool-Good	L	608	89.00	1980	G	85	C	1.00	46,000
PTO	Patio	L	400	15.00	1980	A	70	C	1.00	4,200
FN1	Fence - Chain	L	190	24.00	1980	A	70	C	1.00	3,200
FN2	Fence - Wood	L	144	35.00	1980	A	70	C	1.00	3,500
FSP	Screen Porch	L	144	39.00	1980	A	70	C	1.00	3,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,236	1,236	1,236	148.10	183,052
BSM	Basement	0	1,236	247	29.60	36,581
DCK	Deck	0	180	18	14.81	2,666
Ttl Gross Liv / Lease Area		1,236	2,652	1,501		222,299

