

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
CASS WILLIAM D			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
CASS CHRISTINE M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	363,400	363,400	
35 SALEM RD		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	470,600	470,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2088 Total Acres .942 Chapter Lan GIS ID F_858538_2835186			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,100	2,100	
						Total		836,100	836,100	

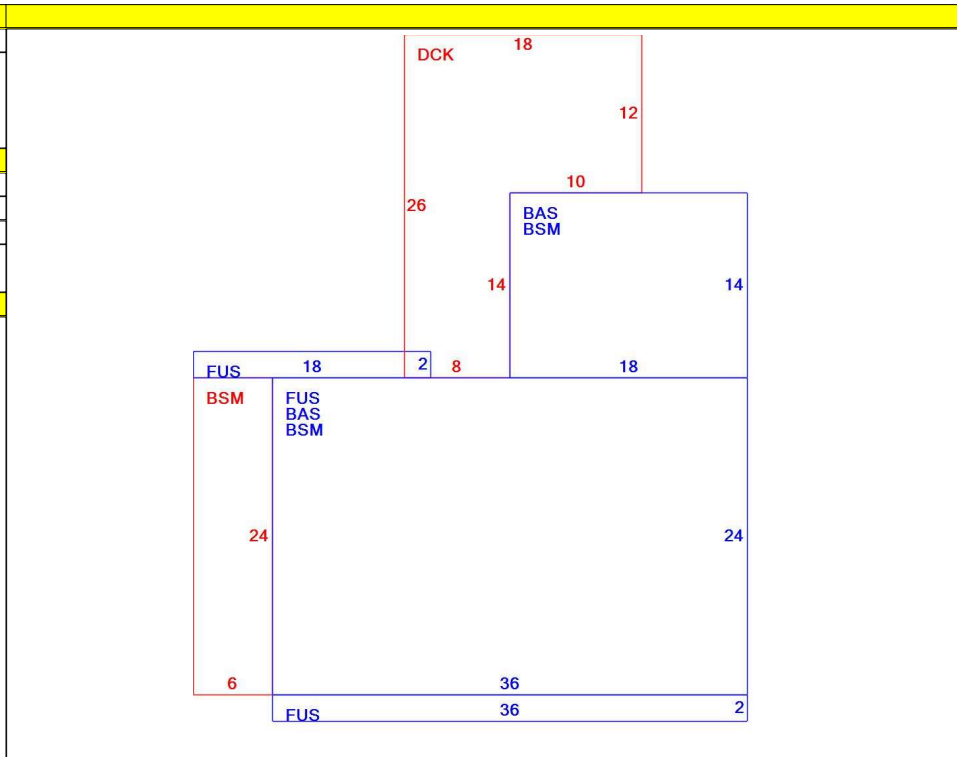
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CASS WILLIAM D	28753	0075	07-29-2004	Q	I	525,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DEVER JAMES F	16839	0029	11-20-1998	Q	I	251,000	00	2023	1010	276,000	2022	1010	252,400	2021	1010	227,500
DONOVAN KATHLEEN A	12187	0012	09-08-1993	U	I	1	1F		1010	505,000		1010	320,900		1010	311,300
									1010	1,400		1010	1,400		1010	1,400
								Total		782,400	Total		574,700	Total		540,200

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		Appraised Bldg. Value (Card)						363,400		
0060										Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						2,100		
										Appraised Land Value (Bldg)						470,600		
										Special Land Value						0		
										Total Appraised Parcel Value						836,100		
										Valuation Method						C		
										Total Appraised Parcel Value						836,100		

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
BP-19-368	10-31-2019	MN		3,500		100		Rebuild Firebox/Smoke Chamber		09-18-2018	SJD			20	Field Review
259	05-22-2003	MN	Maintenance	6,670		100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
										06-02-2005	KP		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	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0060	1.341			1.0000	11.74	469,400
1	1010	Single Family	PD	Residual	0.025	AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.12	1,200
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value			470,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1260	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
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			475,629
Interior Floor 2			Net Other Adj		22,230
Heat Fuel	02	Oil	Replace Cost		497,860
Heat Type	05	Hot Water	Year Built		1980
AC Type	01	None	Effective Year Built		1994
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
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		73
Gas Fireplaces	0		Cns Sect Rcnd		363,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1260		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
SHD1	Shed	L	144	21.00	1989	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,116	1,116	1,116	200.43	223,684
BSM	Basement	0	1,260	252	40.09	50,509
DCK	Deck	0	328	33	20.17	6,614
FUS	Finished Upper Story	972	972	972	200.43	194,822
Ttl Gross Liv / Lease Area		2,088	3,676	2,373		475,629



35 SALEM RD