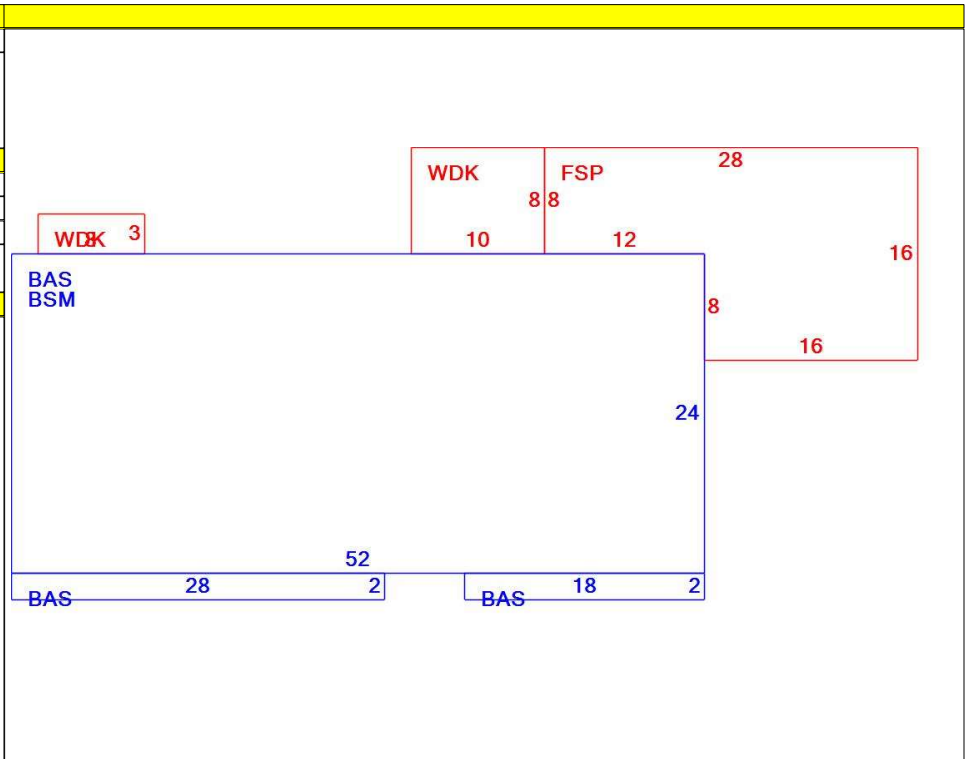


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
DAVIDSON CHRISTOPHER J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed						
DAVIDSON NICOLE J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	280,800	280,800						
73 HITTY TOM RD		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	360,600	360,600						
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1340 Total Acres 1.22 Chapter Lan GIS ID F_858777_2833907			Cyclical 2 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	36,500	36,500					
						Total		677,900	677,900						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DAVIDSON CHRISTOPHER J		45502 0022	05-01-2015	Q	I	420,000	00	Year	Code	Assessed	Year	Code	Assessed		
WALTER RICHARD J & WALTER DOROT		12342 0307	10-29-1993	Q	I	220,000	00	2023	1010	272,000	2022	1010	230,400		
									1010	374,900		1010	309,000		
									1010	19,200		1010	19,200		
						Total		666,100	Total	558,600	Total	479,400			
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															
Nbhd		Nbhd Name		B		Tracing		Batch							
0050															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-25	08-18-2023	MN	Maintenance	17,000		100		STRIP & REROOF		11-03-2015	SJD	9		01	Measure - No Entry
91	08-10-2009	MN	Maintenance	8,624		100		STRIP REROOF		04-12-2013	VGS			20	Field Review
349	11-02-2007	MS	Miscellaneous	1,500		100		R SLIDER TO BOW WIND		05-12-2008	K-B		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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.302 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	10,600
Total Card Land Units					1.22 AC	Parcel Total Land Area					1.22	Total Land Value			360,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1248	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2	16	Stucco On Wood			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	14	Carpet	COST / MARKET VALUATION		
Interior Floor 2	09	Pine/Soft Wood	Net Other Adj		349,662
Heat Fuel	03	Gas	Replace Cost		45,890
Heat Type	04	Forced Air-Duc	Year Built		1973
AC Type	03	Central	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	5		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	1		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		280,800
Sq Ft Fin Bsmt	672		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	1248		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	48	21.00	1980	A	70	C	1.00	700
TEN	Tennis Court	L	1	48500.00	1980	A	70	C	1.00	34,000
SHD1	Shed	L	120	21.00	1995	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,340	1,340	1,340	209.38	280,567
BSM	Basement	0	1,248	250	41.94	52,345
FSP	Screened Porch	0	352	70	41.64	14,656
WDK	Deck	0	104	10	20.13	2,094
Ttl Gross Liv / Lease Area		1,340	3,044	1,670		349,662

