

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
REYNOLDS MARK J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
REYNOLDS KATHLEEN W			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	535,400	535,400	
67 BRAVENDER RD		SUPPLEMENTAL DATA			RES LAND	1010	498,100	498,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2373 Total Acres 2.048 Chapter Lan GIS ID F_859831_2839710			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	42,600	11,100	
						Total		1,076,100	1,044,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
REYNOLDS MARK J		44019 0127	01-21-2014	U	I	518,200	1	Year	Code	Assessed	Year	Code	Assessed	
CALLANDER ELISE A & WADE M		13322 0105	12-16-1994	Q	I	234,000	00	2023	1010	411,500	2022	1010	378,000	
									1010	534,500		1010	339,900	
									1010	7,900		1010	1,600	
						Total		953,900	Total		719,500	Total		670,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									

APPRAISED VALUE SUMMARY				
Appraised Bldg. Value (Card)				535,400
Appraised Xf (B) Value (Bldg)				0
Appraised Ob (B) Value (Bldg)				42,600
Appraised Land Value (Bldg)				498,100
Special Land Value				0
Total Appraised Parcel Value				1,076,100
Valuation Method				C
Total Appraised Parcel Value				1,076,100

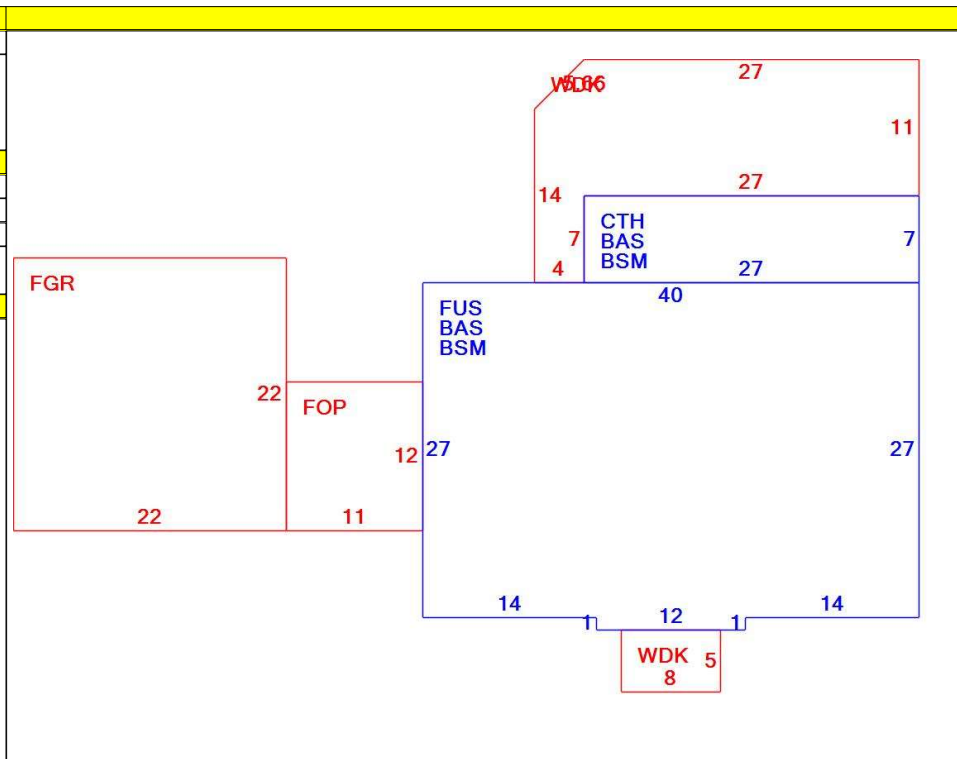
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-23-168	05-04-2023	SP	Solar Panels	46,000		100	06-20-2023	30 SOLAR PANELS		11-29-2021	SJT	10		21	Field Review + GIS
2014-64	05-02-2014	MN	Maintenance	18,410		100		REPLACE 9 WINDOWS AND 1		05-12-2014	SJD	9	1	00	Measure & Listed
537	12-12-2002	NC	New Construct	4,800	10-04-2003	100		10X16 UTILITY BLDNG		04-12-2013	VGS			20	Field Review
										10-04-2003	KP		6	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	0.580 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	27,200
1	1010	Single Family	WP	Undevelop	0.550 AC	2,000.00	1.00000	0	1.00	0060	1.341			1.0000	0.06	1,500
Total Card Land Units					2.05 AC	Parcel Total Land Area					2.05	Total Land Value			498,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1281	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	770				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1281				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION			
Net Other Adj			600,172
Replace Cost			52,708
Year Built			1986
Effective Year Built			2003
Depreciation Code			G
Remodel Rating			
Year Remodeled			
Depreciation %		18	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		82	
Cns Sect Rcnld		535,400	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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	160	21.00	2003	A	70	C	1.00	2,400
GNR	GENERATOR	L	1	12400.00	2014	A	70	C	1.00	8,700
SLR	Solar Panels	L	30	1050.00	2023	A	70	C	1.00	31,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,281	1,281	1,281	206.81	264,928
BSM	Basement	0	1,281	256	41.33	52,944
CTH	Cathedral Ceiling	0	189	19	20.79	3,929
FGR	Garage	0	484	194	82.90	40,122
FOP	Open Porch	0	132	20	31.34	4,136
FUS	Finished Upper Story	1,092	1,092	1,092	206.81	225,840
WDK	Deck	0	401	40	20.63	8,273
Ttl Gross Liv / Lease Area		2,373	4,860	2,902		600,172

