

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
ROWAN PAUL		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
ROWAN KATHE		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		447,600	447,600
87 BRAVENDER RD				0	Medium			RES LAND	1010		525,000	525,000
SUPPLEMENTAL DATA								RESIDNTL	1010	3,200	3,200	
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W		2								
	Scnd Home	District		Res Exem								
	Tax Class T	Chapter Lan		Assoc Pid#								
	Tot Fin Area 2048	GIS ID F_859139_2839570										
	Total Acres 3.838											
						Total		975,800		975,800		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROWAN PAUL	19069	0098	11-15-2000	Q	I	390,000	00	Year	Code	Assessed	Year	Code	Assessed				
JOHNSTON CRAIG S	10503	0021	09-27-1991	Q	I	228,000	00	2023	1010	342,100	2022	1010	277,500				
									1010	576,400		1010	368,400				
									1010	2,100		1010	2,100				
								Total		920,600		Total		648,000			
										Total		648,000		Total		635,000	

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											

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0060									

NOTES												APPRAISED VALUE SUMMARY					
DWELLING UNIT 100 COMPLETE 1/92												Appraised Bldg. Value (Card)					447,600
												Appraised Xf (B) Value (Bldg)					0
												Appraised Ob (B) Value (Bldg)					3,200
												Appraised Land Value (Bldg)					525,000
												Special Land Value					0
												Total Appraised Parcel Value					975,800
												Valuation Method					C
												Total Appraised Parcel Value					975,800

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-23-21	07-11-2023	MN	Maintenance	23,500		100		STRIP & REROOF HOUSE & S		10-26-2022	SJT	10		00	Measure & Listed
196	05-24-2002	NC	New Construct	6,400	10-04-2003	100		12X18 UTILITY BLDNG		04-12-2013	VGS			20	Field Review
10504	07-15-1989	NC	New Construct	101,000	01-01-1991	100		CAPE, ELL, GAR UN,DK		07-10-2007	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	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	1.520	AC	35,000.00	0.72631	5	1.00	0060	1.341		1.0000	0.78	51,800
1	1010	Single Family	WP	Undevelop	1.400	AC	2,000.00	1.00000	0	1.00	0060	1.341		1.0000	0.06	3,800
Total Card Land Units					3.84	AC	Parcel Total Land Area					3.84	Total Land Value			525,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1256	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.8				
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		504,369
Interior Floor 2			Replace Cost		22,230
Heat Fuel	02	Oil	Year Built		1989
Heat Type	05	Hot Water	Effective Year Built		2006
AC Type	06	Partial	Depreciation Code		VG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	0		Cns Sect Rcnld		447,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1256		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	216	21.00	2002	A	70	C	1.00	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,314	1,314	1,314	218.15	286,653
BSM	Basement	0	1,256	251	43.60	54,756
CAN	Canopy	0	78	8	22.37	1,745
DCK	Deck	0	368	37	21.93	8,072
TQS	Three Quarter Story	702	936	702	163.61	153,143
Ttl Gross Liv / Lease Area		2,016	3,952	2,312		504,369

