

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
WOODS BRIAN P WOODS BONNIE J 78 BRAVENDER RD DUXBURY MA 02332		1 Level	0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	443,000	443,000	
		SUPPLEMENTAL DATA				RES LAND	1010	521,300	521,300	
		Alt Prcl ID	Cyclical 2		RESIDNTL	1010	1,600	1,600		
		Scnd Home	Exemption							
		Tax Class T	W							
		Tot Fin Area 1817	District							
		Total Acres 3.688	Res Exem							
		Chapter Lan								
		GIS ID F_859200_2839948	Assoc Pid#							
							Total	965,900	965,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WOODS BRIAN P SCITUATE FEDERAL SAVINGS BANK		11944 0318	06-14-1993	U	I	160,000	1I	Year	Code	Assessed	Year	Code	Assessed
		11096 0328	07-03-1992	U	I	150,000	1	2023	1010	357,000	2022	1010	326,100
						1010	560,000	2021	1010	356,600	2021	1010	344,700
				1010	1,100	1010	1,100	1010	1,100	1010	1,100	1010	1,100
							Total	918,100	Total	683,800	Total	654,400	

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						APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch						
0060					Appraised Bldg. Value (Card)					443,000
					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					1,600
					Appraised Land Value (Bldg)					521,300
					Special Land Value					0
					Total Appraised Parcel Value					965,900
					Valuation Method					C
					Total Appraised Parcel Value					965,900

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
72	06-26-2006	MS	Miscellaneous	6,622	05-07-2007	100		REPLC 5 WINDOWS		10-18-2021	SJT	10		00	Measure & Listed
10505	07-15-1989	NC	New Construct	108,000	01-01-1993	100		GAMBREL CAPE, 2 GAR		04-12-2013	VGS			20	Field Review
										05-07-2007	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	1.030	AC 35,000.00	0.97669	5	1.00	0060	1.341		1.0000	1.05	47,200	
1	1010	Single Family	PD	Undevelop	1.740	AC 2,000.00	1.00000	0	1.00	0060	1.341		1.0000	0.06	4,700	
Total Card Land Units					3.69	AC	Parcel Total Land Area					3.69	Total Land Value			521,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1024	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2	14	Wood Shingle			B
Roof Structure	07	Gambrel	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	Net Other Adj		490,567
Interior Floor 2			Replace Cost		49,699
Heat Fuel	02	Oil	Year Built		1986
Heat Type	05	Hot Water	Effective Year Built		2003
AC Type	01	None	Depreciation Code		G
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		82
Extra Openings	0		Cns Sect Rcnld		443,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	751		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1024		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	112	21.00	1985	A	70	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,062	1,062	1,062	224.72	238,654
BSM	Basement	0	1,024	205	44.99	46,068
DCK	Deck	0	156	16	23.05	3,596
FGR	Garage	0	484	194	90.07	43,596
FHS	Finished Half Story	160	320	160	112.36	35,955
FOP	Open Porch	0	120	18	33.71	4,045
TQS	Three Quarter Story	528	704	528	168.54	118,653
Ttl Gross Liv / Lease Area		1,750	3,870	2,183		490,567

