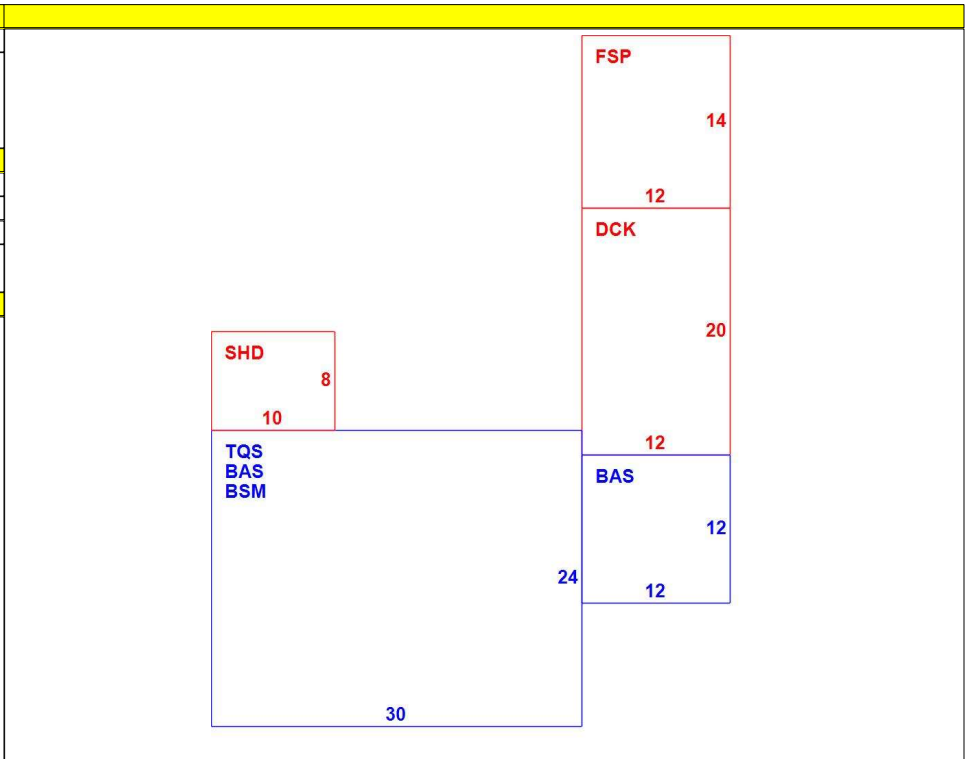


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | | |
|---|------------|---------------|-------------------|-------------|-------------|-------------------------|-----------|---|------------|---|-----------|-------------------------------|---------------------|--------------------|------------|
| DEXTER JAMES M PO BOX 295A DUXBURY MA 02331 | | 0 | Water | 0 | Cul-De-Sac | 0 | Average | Description | Code | | | Appraised | Assessed | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1010 | | | 207,500 | 207,500 | | |
| | | 0 | Light | | | | | RES LAND | 1010 | | | 380,500 | 380,500 | | |
| SUPPLEMENTAL DATA | | | | | | RESIDNTL | 1010 | 4,500 | 4,500 | | | | | | |
| Alt Prcl ID | | Cyclical | | 2 | | | | | | | | | | | |
| Scnd Home | | Exemption | | | | | | | | | | | | | |
| Tax Class T | | W | | | | | | | | | | | | | |
| Tot Fin Area 1404 | | District | | | | | | | | | | | | | |
| Total Acres 1.790 | | Res Exem | | | | | | | | | | | | | |
| Chapter Lan | | | | | | | | | | | | | | | |
| GIS ID F_861409_2838224 | | Assoc Pid# | | | | | | | | | | | | | |
| | | | | | | Total | | 592,500 | 592,500 | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
| DEXTER JAMES M | | 18642 0266 | 06-27-2000 | U | I | 100 | 1F | Year | Code | Assessed | Year | Code | Assessed | | |
| DEXTER JAMES M | | 16023 0060 | 03-26-1998 | U | I | 100 | 1F | 2023 | 1010 | 153,400 | 2022 | 1010 | 129,900 | | |
| | | | | | | | | | 1010 | 381,500 | | 1010 | 314,400 | | |
| | | | | | | | | | 1010 | 2,900 | | 1010 | 2,900 | | |
| | | | | | | Total | | 537,800 | Total | 447,200 | Total | 394,600 | | | |
| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | |
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | | | | | | | |
| 2023 | 17E | WIDOW ORPHAN | 324.00 | | | | | | | | | | | | |
| Total | | | 324.00 | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | APPRAISED VALUE SUMMARY | | | | | | | | | |
| Nbhd | Nbhd Name | | B | Tracing | | Batch | | | | | | | | | |
| 0050 | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | Appraised Bldg. Value (Card) | | 207,500 | |
| OTHER IS ATTACHED SHED | | | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | 0 | |
| | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | 4,500 | |
| | | | | | | | | | | | | Appraised Land Value (Bldg) | | 380,500 | |
| | | | | | | | | | | | | Special Land Value | | 0 | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | 592,500 | |
| | | | | | | | | | | | | Valuation Method | | C | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | 592,500 | |
| 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 | |
| | | | | | | | | | 11-01-2022 | SJT | 10 | | 01 | Measure - No Entry | |
| | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review | |
| | | | | | | | | | 04-24-2007 | 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 | 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 | 0.872 AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | 1.0000 | 0.80 | 30,500 |
| Total Card Land Units | | | | | 1.79 AC | Parcel Total Land Area | | | | | 1.79 | Total Land Value | | | 380,500 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | Bsmt Area | 720 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 03 | Average | Unfin Area | 0.00 | Full |
| Stories | 1.75 | | | | |
| 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 | | | 286,898 |
| Interior Floor 2 | | | Net Other Adj | | 13,800 |
| Heat Fuel | 02 | Oil | Replace Cost | | 300,698 |
| Heat Type | 04 | Forced Air-Duc | Year Built | | 1953 |
| AC Type | 01 | None | Effective Year Built | | 1990 |
| Bedrooms | 3 | | Depreciation Code | | A |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 0 | | Year Remodeled | | |
| Extra Fixtures | 1 | | Depreciation % | | 31 |
| Total Rooms | 6 | | 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 | | 69 |
| Gas Fireplaces | 0 | | Cns Sect Rcnld | | 207,500 |
| Sq Ft Fin Bsmt | 0 | | Dep % Ovr | | |
| FBM Quality | | | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 0 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 720 | | 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 | 224 | 21.00 | 1980 | A | 70 | C | 1.00 | 3,300 |
| SHD1 | Shed | L | 80 | 21.00 | 1980 | A | 70 | C | 1.00 | 1,200 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 864 | 864 | 864 | 175.58 | 151,701 |
| BSM | Basement | 0 | 720 | 144 | 35.12 | 25,284 |
| DCK | Deck | 0 | 240 | 24 | 17.56 | 4,214 |
| FSP | Screened Porch | 0 | 168 | 34 | 35.53 | 5,970 |
| SHD | Attached Shed | 0 | 80 | 28 | 61.45 | 4,916 |
| TQS | Three Quarter Story | 540 | 720 | 540 | 131.69 | 94,813 |
| Ttl Gross Liv / Lease Area | | 1,404 | 2,792 | 1,634 | | 286,898 |

