

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MEREDITH RICHARD J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
FALLAW NANCY E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	289,800	289,800	
PO BOX 1347				0 Light		RES LAND	1010	358,800	358,800	
SUPPLEMENTAL DATA										
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1880 Total Acres 1.208 Chapter Lan		Cyclical 2 Exemption W District Res Exem		RESIDNTL	1010	43,300	43,300	VISION
		GIS ID F_861201_2838830		Assoc Pid#		Total		691,900	691,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MEREDITH RICHARD J		39959 0207	05-24-2011	Q	I	362,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	231,000	2022	1010	215,800	2021	1010	204,100
									1010	373,100		1010	307,500		1010	256,300
									1010	31,500		1010	25,200		1010	25,200
								Total		635,600	Total		548,500	Total		485,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
									APPRAISED VALUE SUMMARY			
Total			0.00					Appraised Bldg. Value (Card)				289,800
								Appraised Xf (B) Value (Bldg)				0
								Appraised Ob (B) Value (Bldg)				43,300
								Appraised Land Value (Bldg)				358,800
								Special Land Value				0
								Total Appraised Parcel Value				691,900
								Valuation Method				C
								Total Appraised Parcel Value				691,900

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES										
EXTRA KITCHEN IN BASE WITH NO STOVE										

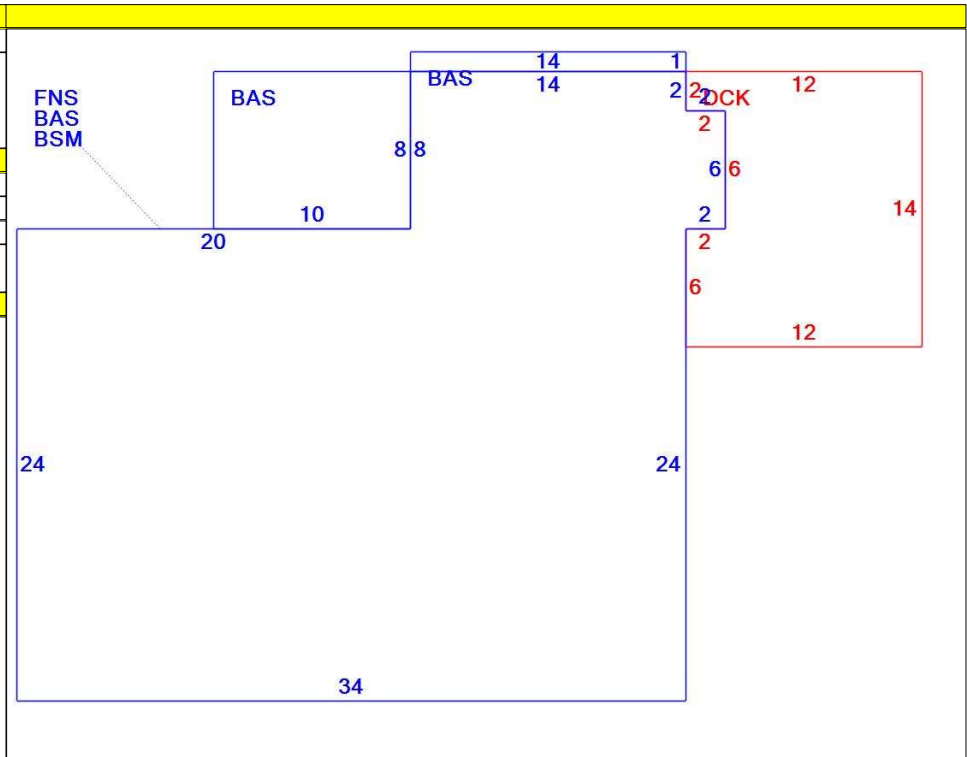
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
6	01-17-2012	MN	Maintenance	5,400		100		ROOF 18 SQUARES	11-01-2022	SJT	10		20	Field Review	
13811	08-28-1995	NC	New Construct	2,000	05-23-1996	100		12X14 OPEN DK	04-12-2013	VGS			20	Field Review	
13557	01-26-1995	NC	New Construct	77,000	08-11-1997	100		24X34 2STY SGL FAM	02-07-2012	K-S		1	00	Measure & Listed	
13548	01-24-1995	DM	Demolish	2,000	05-23-1996	100		DEM EXIST DWELLING							
13384	08-23-1994	AD	Addition	4,000	05-23-1996	100		TEMP MOBILE HOME							

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	350,000	
1	1010	Single Family	RC	Residual	0.250	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	8,800	
Total Card Land Units					1.17	AC	Parcel Total Land Area					1.17	Total Land Value			358,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	940	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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			327,418
Interior Floor 2			Net Other Adj		17,600
Heat Fuel	02	Oil	Replace Cost		345,017
Heat Type	05	Hot Water	Year Built		1996
AC Type	01	None	Effective Year Built		2005
Bedrooms	3		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		16
Total Rooms	7		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		84
Gas Fireplaces	0		Cns Sect Rcnd		289,800
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	940		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
FGR2	Garage - 1 St	L	784	63.00	1986	A	70	C	1.00	34,600
SHD1	Shed	L	271	21.00	1999	NV	0	C	1.00	0
GNR	GENERATOR	L	1	12400.00	2021	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,034	1,034	1,034	157.11	162,452
BSM	Basement	0	940	188	31.42	29,537
DCK	Deck	0	156	16	16.11	2,514
FNS	Finished 90% Story	846	940	846	141.40	132,915
Ttl Gross Liv / Lease Area		1,880	3,070	2,084		327,418



11/01/2022