

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA							
TAYLOR ANDREW C		0	Water	0	Feeder	0	Average	Description		Code	Appraised	Assessed	RES LAND 1310 47,000 47,000								
490 MORaine ST		0	No Sewer	0	Paved	0	Average								VISION						
MARSHFIELD MA 02050		SUPPLEMENTAL DATA				Cyclical Exemption W		3													
GIS ID F_863765_2856880		Assc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
TAYLOR ANDREW C		57558	159	12-29-2022		U	V	12,100		1A											
TAYLOR LEONARD & BANTHIN R ET AL		7299	0027	11-26-1986		U	V	70,000		1	2023	1310	69,300	2022	1310	60,500	2021	1310	50,400		
		Total										69,300		Total		60,500		Total		50,400	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int											
				0.00																	
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch													
0050																					
NOTES																					
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				
												01-01-2018	AO	3		99	Vacant Land				
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	1310	Vacant Land - Po	RC	Residual	2.600 AC	35,000.00	0.51692	5	1.00	0050	1.000			1.0000		0.41	47,000				
Total Card Land Units					2.60	AC	Parcel Total Land Area			2.60	Total Land Value					47,000					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description	No Sketch					
Style	99	Vacant Land	Bsmt Area								
Model	00	Vacant	Bsmt Type								
Grade			Unfin Area								
Stories											
Occupancy			<b>CONDO DATA</b>								
Exterior Wall 1			Parcel Id		C	Owne					
Exterior Wall 2						B	S				
Roof Structure			Adjust Type	Code	Description	Factor%					
Roof Cover			Condo Flr								
Interior Wall 1			Condo Unit								
Interior Wall 2			<b>COST / MARKET VALUATION</b>								
Interior Floor 1						0					
Interior Floor 2			Net Other Adj								
Heat Fuel			Replace Cost								
Heat Type			Year Built								
AC Type			Effective Year Built			0					
Bedrooms			Depreciation Code								
Full Baths			Remodel Rating								
Half Baths			Year Remodeled								
Extra Fixtures			Depreciation %								
Total Rooms			Functional Obsol								
Bath Style			External Obsol								
Kitchen Style			Trend Factor			1.000					
Extra Kitchens			Condition								
Fireplaces			Condition %								
Extra Openings			Percent Good								
Gas Fireplaces			Cns Sect Rcnd								
Sq Ft Fin Bsmt			Dep % Ovr								
FBM Quality			Dep Ovr Comment								
Foundation			Misc Imp Ovr								
Bsmt Garage			Misc Imp Ovr Comment								
Bsmt Area			Cost to Cure Ovr								
			Cost to Cure Ovr Comment								
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area		0	0	0		0					