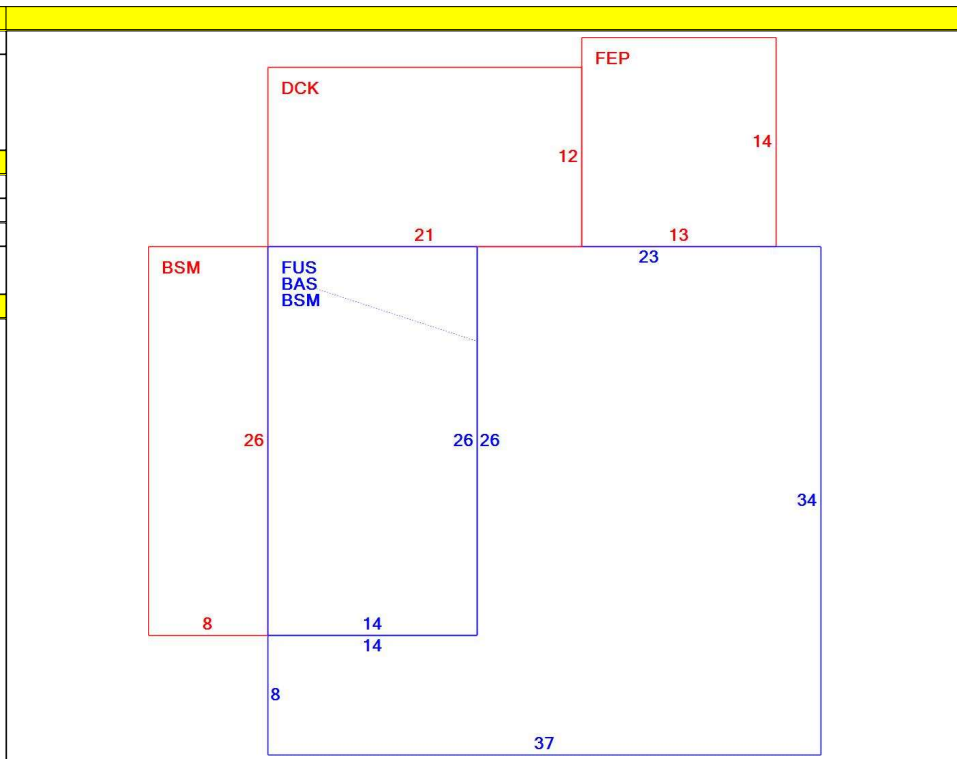


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
RAY MATTHEW D TT RAY KATHLEEN DOLIN TT 130 LAUREL ST DUXBURY MA 02332				0 Water 0 No Sewer		0 Feeder 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed					
										RESIDENTL	1010	454,700	454,700	<b>VISION</b>				
										RES LAND	1010	358,600	358,600					
SUPPLEMENTAL DATA																		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2516 Total Acres 1.168 Chapter Lan GIS ID F_864717_2856776						Cyclical 3 Exemption W District Res Exem Assoc Pid#												
										Total		813,300	813,300					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
RAY MATTHEW D TT		45769	0061	07-08-2015		U	I			100	1A	Year	Code	Assessed	Year	Code	Assessed	
RAY MATTHEW D		38754	0215	07-22-2010		Q	I			400,000	00	2023	1010	347,600	2022	1010	318,700	
AL-ZAIM ABDULRAHMAN		22674	0279	08-21-2002		U	I			480,000	1		1010	373,100		1010	307,500	
WEBBER LOREN J		16668	0167	10-02-1998		U	I			0	1F					2021	1010	285,600
										Total		720,700	Total	626,200	Total	541,900		
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		Appraised Bldg. Value (Card)				454,700				
0050										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				0				
										Appraised Land Value (Bldg)				358,600				
										Special Land Value				0				
										Total Appraised Parcel Value				813,300				
										Valuation Method				C				
										Total Appraised Parcel Value				813,300				
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			
BPO-23-124	04-13-2023	MN	Maintenance	9,000		100	04-13-2023	REBUILD FIREBOX & REPAIR S		11-06-2017	JLF	5		01	Measure - No Entry			
QP-19-188	08-14-2019	MN		10,000		100		Replace 2 Windows/Remove/Re		04-12-2013	VGS			20	Field Review			
2016-151	08-15-2016	MN	Maintenance	20,000		100		REPLACE DECKING & RAILS O		11-18-2010	KP		4	01	Measure - No Entry			
172	08-04-2010	RM	Remodel	21,800		100		2 BATHROOMS & ROOF										
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	0.246	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	8,600	
Total Card Land Units					1.16	AC	Parcel Total Land Area					1.16	Total Land Value					358,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	03	Colonial		Bsmt Area	1466		
Model	01	Residential		Bsmt Type	04		
Grade	05	Ave/Good		Unfin Area	0.00	Full	
Stories	2						
Occupancy	1			<b>CONDO DATA</b>			
Exterior Wall 1	14	Wood Shingle		Parcel Id		C	Owne
Exterior Wall 2						B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				<b>COST / MARKET VALUATION</b>			
Interior Floor 1	12	Hardwood					
Interior Floor 2				Net Other Adj		538,686	
Heat Fuel	02	Oil		Replace Cost		36,920	
Heat Type	05	Hot Water		Year Built		575,607	
AC Type	01	None		Effective Year Built		1976	
Bedrooms	4			Depreciation Code		2000	
Full Baths	3			Remodel Rating		G	
Half Baths	1			Year Remodeled			
Extra Fixtures	1			Depreciation %		21	
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		79	
Gas Fireplaces	0			Cns Sect Rcnld		454,700	
Sq Ft Fin Bsmt	300			Dep % Ovr			
FBM Quality	02	Low Quality		Dep Ovr Comment			
Foundation	06	Poured Conc		Misc Imp Ovr			
Bsmt Garage	2			Misc Imp Ovr Comment			
Bsmt Area	1466			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,258	1,258	1,258	183.04	230,264	
BSM	Basement	0	1,466	293	36.58	53,631	
DCK	Deck	0	252	25	18.16	4,576	
FEP	Finished Enclosed Porch	0	182	109	109.62	19,951	
FUS	Finished Upper Story	1,258	1,258	1,258	183.04	230,264	
Ttl Gross Liv / Lease Area		2,516	4,416	2,943		538,686	

