

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
JOHNSON ERIC S		0	Water	0	Feeder	0	Average	Description	Code		Appraised	Assessed
JOHNSON LYNNE M		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		556,000	556,000
607 TEMPLE ST				0	Medium			RES LAND	1010		385,700	385,700
SUPPLEMENTAL DATA												
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2764 Total Acres .92 Chapter Lan			Cyclical Exemption W District Res Exem			RESIDNTL	1010	58,400	58,400
			GIS ID F_866059_2853260			Assoc Pid#			Total		1,000,100	1,000,100

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
JOHNSON ERIC S		5621	19	04-23-1984	U	V	52,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	1010	441,500	2022	1010	399,500	2021	1010	352,500
										1010	401,100		1010	330,600		1010	275,400
										1010	36,400		1010	36,400		1010	36,400
									Total		879,000	Total		766,500	Total		664,300

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)					556,000				
0050										Appraised Xf (B) Value (Bldg)					0				
										Appraised Ob (B) Value (Bldg)					58,400				
										Appraised Land Value (Bldg)					385,700				
										Special Land Value					0				
										Total Appraised Parcel Value					1,000,100				
										Valuation Method					C				
										Total Appraised Parcel Value					1,000,100				

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
2	01-03-2005	MN	Maintenance	7,800		100		ASPHALT ROOF		11-30-2021	SJT	10		00	Measure & Listed
13832	09-29-1995	NC	New Construct	19,000	05-23-1996	100		22 X 38 ING HTD POOL		04-12-2013	VGS			20	Field Review
										07-07-2007	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	RC	Primary	40,063	SF	8.75	1.00000	5	1.00	0050	1.000	V110	1.1000	8.75	385,700
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			385,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	03	Colonial		Bsmt Area	1604		
Model	01	Residential		Bsmt Type	00	N/A	
Grade	06	Good		Unfin Area	0.00		
Stories	2						
Occupancy	1			CONDO DATA			
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				COST / MARKET VALUATION			
Interior Floor 1	12	Hardwood		Net Other Adj	656,859		
Interior Floor 2				Replace Cost	703,766		
Heat Fuel	03	Gas		Year Built	1984		
Heat Type	04	Forced Air-Duc		Effective Year Built	2000		
AC Type	03	Central		Depreciation Code	G		
Bedrooms	4			Remodel Rating			
Full Baths	2			Year Remodeled			
Half Baths	1			Depreciation %	21		
Extra Fixtures	2			Functional Obsol			
Total Rooms	6			External Obsol			
Bath Style	02	Average		Trend Factor	1.000		
Kitchen Style	02	Average		Condition			
Extra Kitchens	0			Condition %			
Fireplaces	1			Percent Good	79		
Extra Openings	0			Cns Sect Rcnld	556,000		
Gas Fireplaces	0			Dep % Ovr			
Sq Ft Fin Bsmt	546			Dep Ovr Comment			
FBM Quality	04	Above Average		Misc Imp Ovr			
Foundation	06	Poured Conc		Misc Imp Ovr Comment			
Bsmt Garage	2			Cost to Cure Ovr			
Bsmt Area	1604			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
SPL2	Ing Pool-Good	L	836	89.00	1995	A	70	C	1.00	52,100
PTO	Patio	L	600	15.00	1985	A	70	C	1.00	6,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,532	1,532	1,532	208.86	319,970
BSM	Basement	0	1,628	326	41.82	68,088
DCK	Deck	0	592	59	20.82	12,323
FOP	Open Porch	0	144	22	31.91	4,595
FUS	Finished Upper Story	816	816	816	208.86	170,428
TQS	Three Quarter Story	390	520	390	156.64	81,455
Ttl Gross Liv / Lease Area		2,738	5,232	3,145		656,859

