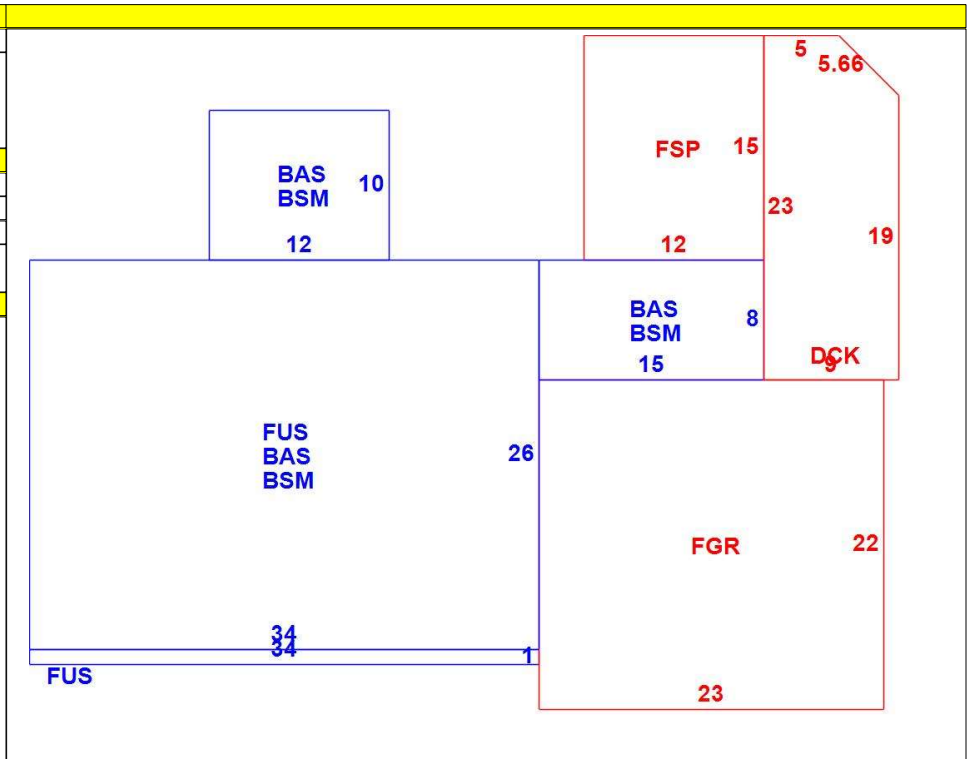


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA							
BANCROFT KEVIN BANCROFT ALEXIS 10 HIGHLAND TRL			0 Water 0 No Sewer	0 Cul-De-Sac 0 Paved 0 Light	0 Average 0 Average	Description	Code	Appraised	Assessed			VISION					
DUXBURY MA 02332		SUPPLEMENTAL DATA			Cyclical Exemption W District Res Exem		RESIDENTL RES LAND	1010 1010	471,400 352,500	471,400 352,500	VISION						
GIS ID F_864557_2856284		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2042 Total Acres .990 Chapter Lan			Assoc Pid#		Total 823,900		823,900								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DONAHUE MICHAEL		58375 89	10-19-2023	Q	I	1,005,000	00	Year	Code	Assessed	Year	Code	Assessed				
BANCROFT KEVIN		51308 95	06-28-2019	Q	I	649,000	00	2023	1010	361,600	2022	1010	331,900				
SCHEUFELE KATHLEEN V TT		42840 0121	03-25-2013	U	I	100	1A		1010	366,600		1010	302,200				
SCHEUFELE KATHLEEN V TT		42211 0114	11-07-2012	U	I	100	1A										
SCHEUFELE WILLIAM F III		5938 0219	01-17-1985	Q	I	147,000	00										
		Total						728,200		Total		634,100					
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																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0050																	
NOTES																	
BUILDING PERMIT RECORD																	
Permit Id		Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result	
136		10-08-2009	MN	Maintenance	17,130		100		20 SQUARES WOODSIDIN		05-05-2020	SJD	9		20	Field Review	
11072		12-14-1989	AD	Addition	8,000	03-26-1990	100		DINING & KITCHEN ARE		04-12-2013	VGS			20	Field Review	
											05-16-2007	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	0.072 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.80	2,500
Total Card Land Units					0.99 AC	Parcel Total Land Area					0.99	Total Land Value					352,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	1124			
Model	01	Residential	Bsmt Type	04			
Grade	05	Ave/Good	Unfin Area	0.00	Full		
Stories	2						
Occupancy	1						
Exterior Wall 1	14	Wood Shingle					
Exterior Wall 2							
Roof Structure	03	Gable					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2							
Heat Fuel	03	Gas					
Heat Type	05	Hot Water					
AC Type	03	Central					
Bedrooms	4						
Full Baths	2						
Half Baths	1						
Extra Fixtures	1						
Total Rooms	7						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	600						
FBM Quality	04	Above Average					
Foundation	06	Poured Conc					
Bsmt Garage	0						
Bsmt Area	1124						

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj		507,508	
Replace Cost		40,690	
Year Built		1972	
Effective Year Built		2007	
Depreciation Code		E	
Remodel Rating			
Year Remodeled			
Depreciation %		14	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		86	
Cns Sect Rcnld		471,400	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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	1,124	1,124	1,124	200.99	225,916	
BSM	Basement	0	1,124	225	40.23	45,223	
DCK	Deck	0	199	20	20.20	4,020	
FGR	Garage	0	506	202	80.24	40,601	
FSP	Screened Porch	0	180	36	40.20	7,236	
FUS	Finished Upper Story	918	918	918	200.99	184,512	
Ttl Gross Liv / Lease Area		2,042	4,051	2,525		507,508	

