

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CHAMP DANIEL J & LOUISE TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
43 DEERPATH TRL S RLTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	459,700	459,700	
43 DEERPATH TRL S		SUPPLEMENTAL DATA			RES LAND	1010	362,300	362,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2188 Total Acres 1.268 Chapter Lan GIS ID F_864296_2856939			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	11,900	11,900	
						Total		833,900	833,900	VISION

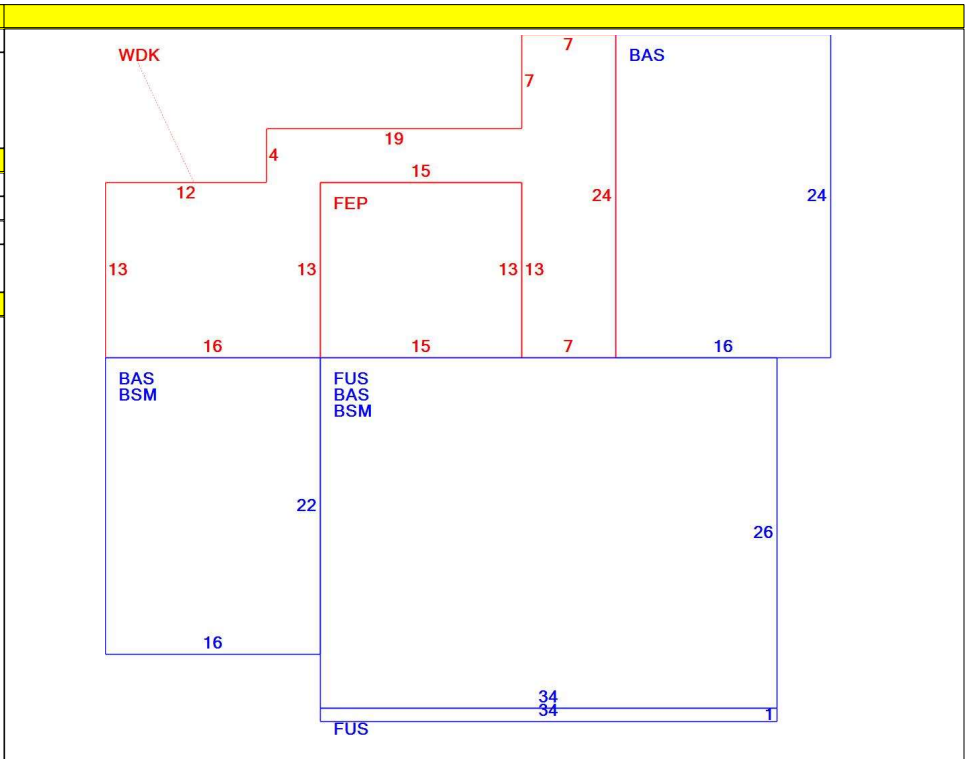
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CHAMP DANIEL J & LOUISE TT		16397 0177	07-13-1998	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	352,000	2022	1010	335,700	2021	1010	301,000	
									1010	376,700		1010	310,500		1010	319,600	
									1010	8,600		1010	8,600		1010	5,200	
Total								737,300		Total		654,800		Total		625,800	

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)						459,700		
0050										Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						11,900		
										Appraised Land Value (Bldg)						362,300		
										Special Land Value						0		
										Total Appraised Parcel Value						833,900		
										Valuation Method						C		
										Total Appraised Parcel Value						833,900		

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
QPO-23-11	05-03-2023	MN	Maintenance	2,374		100	05-03-2023	ATTIC AIR SEALING & GARAGE		09-14-2020	SJT	5		20	Field Review
2012-324	12-12-2012	AD	Addition	45,120		100		16X24 MASTER BEDRM SUITE		07-22-2013	BH			00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										05-21-2007	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	350,000	
1	1010	Single Family	RC	Residual	0.350 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0082	12,300	
Total Card Land Units					1.27 AC	Parcel Total Land Area					1.27	Total Land Value				362,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1236	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	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	14	Carpet	Net Other Adj		563,057
Interior Floor 2	12	Hardwood	Replace Cost		41,860
Heat Fuel	04	Electric	Year Built		604,917
Heat Type	07	Radiant-Elec.	Effective Year Built		1973
AC Type	03	Central	Depreciation Code		1997
Bedrooms	5		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnd		459,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	548		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1236		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
SHD1	Shed	L	96	21.00	1995	A	70	C	1.00	1,400
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,620	1,620	1,620	191.06	309,519
BSM	Basement	0	1,236	247	38.18	47,192
FEP	Finished Enclosed Porch	0	195	117	114.64	22,354
FUS	Finished Upper Story	918	918	918	191.06	175,394
WDK	Deck	0	452	45	19.02	8,598
Ttl Gross Liv / Lease Area		2,538	4,421	2,947		563,057

