

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BAKER CODY		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CHRISTENSEN-BAKER CHERYLA		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	547,500	547,500	
2 WINDWARD WAY				0	Light			RES LAND	1010	490,200	490,200	
DUXBURY MA 02332		SUPPLEMENTAL DATA						RESIDNTL	1010	1,400	1,400	
Alt Prcl ID		Cyclical		3								
Scnd Home		Exemption		W								
Tax Class T		District		Res Exem								
Tot Fin Area 2687		Assoc Pid#										
Total Acres 2.398												
Chapter Lan												
GIS ID F_866521_2851535												
									Total	1,039,100	1,039,100	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BAKER CODY		LCC 102083	09-25-2002	Q	I	532,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MATTHEWS DAVID J		LCC 90110	08-22-1996	Q	I	275,000	00	2023	1010	418,400	2022	1010	383,500	2021	1010	340,400
									1010	525,900		1010	334,600		1010	323,200
									1010	900		1010	900		1010	900
									Total	945,200	Total	719,000	Total	664,500		

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

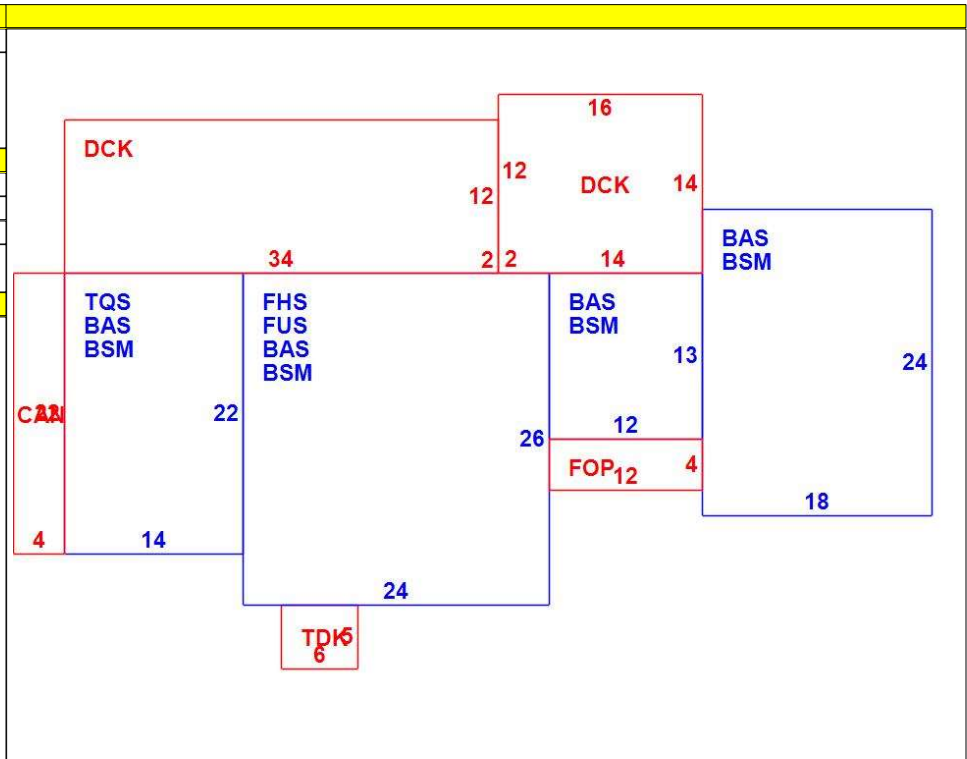
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										547,500				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										1,400				
Appraised Land Value (Bldg)										490,200				
Special Land Value										0				
Total Appraised Parcel Value										1,039,100				
Valuation Method										C				
Total Appraised Parcel Value										1,039,100				

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
2018-189	05-22-2018	RM	Remodel	19,000		100	02-20-2020	RM MASTER BATHROOM AND		03-09-2020	SJT	5		01	Measure - No Entry
180	11-12-2011	MN	Maintenance	3,500		100		RPL SECTION WSIDING		02-19-2020	SJT	5		30	Quality Control
35	04-06-2009	AD	Addition	90,500		100		432'KIT,MDRM,16X16DK		05-30-2019	SJT	5		30	Quality Control
20000249	06-20-2000	MN	Maintenance	3,800		100		STRIP AND REROOF		04-12-2013	VGS			20	Field Review
										08-20-2009	KP		4	01	Measure - No Entry

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	0060	1.341			1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.380	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	17,800
1	1010	Single Family	RC	Undevelop	1.100	AC 2,000.00	1.00000	0	1.00	0060	1.341			1.0000	0.06	3,000
Total Card Land Units					2.40	AC	Parcel Total Land Area					2.40	Total Land Value			490,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1520	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2.5		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		618,070
Interior Floor 2			Replace Cost		41,615
Heat Fuel	02	Oil	Year Built		659,686
Heat Type	05	Hot Water	Effective Year Built		1980
AC Type	01	None	Depreciation Code		2004
Bedrooms	4		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		17
Extra Fixtures	2		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		83
Extra Openings	0		Cns Sect Rcnd		547,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	400		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1520		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	1985	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,520	1,520	1,520	201.13	305,717
BSM	Basement	0	1,520	304	40.23	61,143
CAN	Canopy	0	88	9	20.57	1,810
DCK	Deck	0	632	63	20.05	12,671
FHS	Finished Half Story	312	624	312	100.56	62,752
FOP	Open Porch	0	48	7	29.33	1,408
FUS	Finished Upper Story	624	624	624	201.13	125,505
TDK	Trex Deck	0	30	3	20.11	603
TQS	Three Quarter Story	231	308	231	150.85	46,461
Ttl Gross Liv / Lease Area		2,687	5,394	3,073		618,070

