

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
JEFFCOAT CHRISTOPHER 745 FRANKLIN ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	584,600	584,600							
		SUPPLEMENTAL DATA		0	Medium			RES LAND	1010	308,100	308,100							
		Alt Prcl ID		Cyclical		3		RESIDNTL	1010	1,400	1,400							
		Scnd Home		Exemption														
		Tax Class T		W														
		Tot Fin Area 1526		District														
		Total Acres .46		Res Exem														
		Chapter Lan																
		GIS ID F_862023_2847432		Assoc Pid#														
								Total		894,100	894,100							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
JEFFCOAT CHRISTOPHER DOYLE REALTY TRUST DOYLE RUTH		33841	0174	12-15-2006	Q	I		339,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		21125	0241	12-13-2001	U	I		1	1F	2023	1010	448,400	2022	1010	414,100	2021	1010	374,600
		18194	0218	01-07-2000	U	I		100	1F		1010	320,100		1010	270,100		1010	216,100
											1010	900		1010	900		1010	900
		Total								Total		769,400	Total		685,100	Total		591,600
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										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result			
BP-19-278	09-18-2019	NC		259,000	08-05-2020	100		FOUNDATION & MODULAR DW		08-05-2020	SJT	5		20	Field Review			
2019-29	02-04-2019	DM	Demolish	15,500	03-09-2020	100		DEMO EXISTING DWELLING		06-01-2020	SJT	5		20	Field Review			
20000146	05-02-2000	AD	Addition	3,800	06-25-2001	100		OPEN DECK 16' x 16'		05-04-2020	SJT	5		20	Field Review			
20000143	05-01-2000	MN	Maintenance	3,400		100		STRIP AND REROOF		03-09-2020	SJT	5		05	Measure - Under Construct			
										04-12-2013	VGS			20	Field Review			
										09-19-2007	BSB		8	07	Measure - Info @ Door			
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	20,044	SF	15.37	1.00000	5	1.00	0050	1.000			1.0000	15.37	308,100	
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			308,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	756	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very 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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			570,434
Interior Floor 2			Net Other Adj		26,080
Heat Fuel	02	Oil	Replace Cost		596,513
Heat Type	04	Forced Air-Duc	Year Built		2019
AC Type	03	Central	Effective Year Built		2019
Bedrooms	3		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		2
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		98
Gas Fireplaces	0		Cns Sect Rcnld		584,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	756		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
SHD1	Shed	L	96	21.00	1987	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	1,202	1,202	1,202	259.76	312,232
BSM	Basement	0	1,188	238	52.04	61,823
FUS	Finished Upper Story	756	756	756	259.76	196,379
Ttl Gross Liv / Lease Area		1,958	3,146	2,196		570,434

