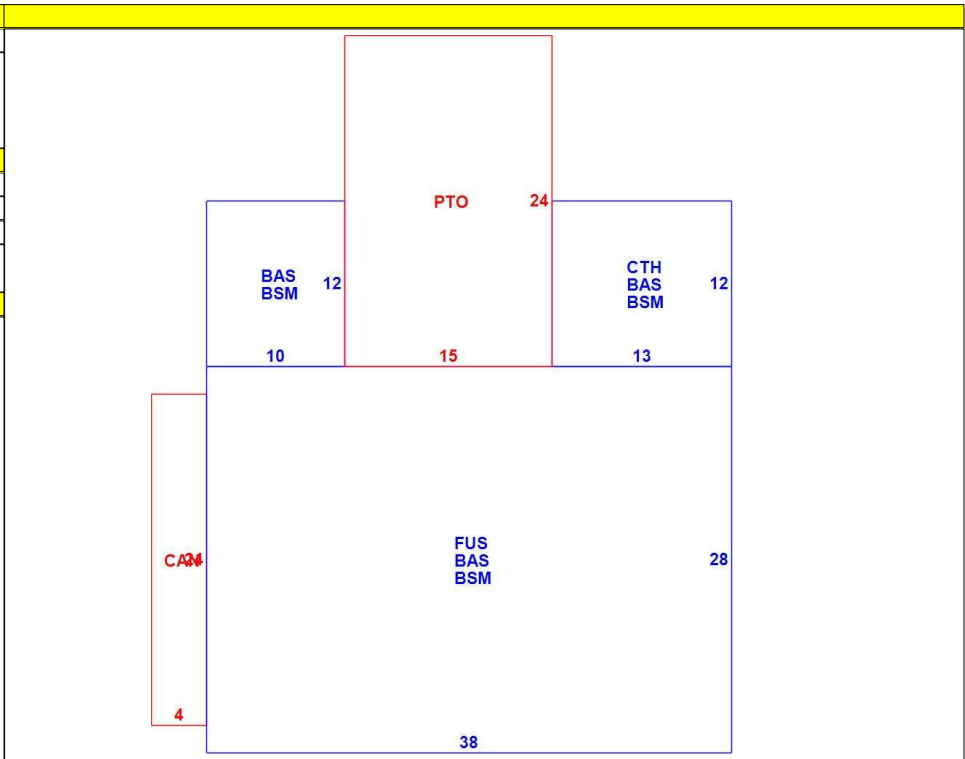


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
POTASH RICHARD J				0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed							
POTASH ANNE C				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	547,300	547,300							
30 WRIGHT LN						0	Light			RES LAND	1010	364,400	364,400							
SUPPLEMENTAL DATA										RESIDNTL	1010	18,600	18,600							
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2248 Total Acres 1.328 Chapter Lan				Cyclical 3 Exemption W District Res Exem				Total		930,300	930,300							
GIS ID F_869837_2848967		Assoc Pid#																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
POTASH RICHARD J				26284	0140	08-22-2003		Q	I	635,000		00	Year	Code	Assessed	Year	Code	Assessed		
MCCORMACK JAMES T				18683	0344	07-10-2000		U	I	100		1F	2023	1010	419,800	2022	1010	385,400		
MCCORMACK JAMES T				18517	0093	05-12-2000		Q	I	440,000		00		1010	378,900		1010	312,300		
GOYETTE WILLIAM M				18013	0262	11-02-1999		Q	I	400,000		00		1010	13,500		1010	13,500		
LITTON NICHOLAS M				16267	0145	06-04-1998		Q	I	376,500		00	Total		812,200	Total		711,200	Total	619,100
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							APPRAISED VALUE SUMMARY									
Nbhd				Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card) 547,300								
0050												Appraised Xf (B) Value (Bldg) 0								
NOTES												Appraised Ob (B) Value (Bldg) 18,600								
PULL DOWN STAIRS												Appraised Land Value (Bldg) 364,400								
												Special Land Value 0								
												Total Appraised Parcel Value 930,300								
												Valuation Method C								
												Total Appraised Parcel Value 930,300								
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					
2018-199	09-24-2018	RM	Remodel	27,000		100	05-29-2019	KITCHEN REMODEL		05-29-2019	SJT	5		01	Measure - No Entry					
37	04-08-2010	MN	Maintenance	12,000		100		7 RPL WINDOWS,1DOOR		04-12-2013	VGS			20	Field Review					
										06-20-2007	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	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000				
1	1010	Single Family	WP	Residual	0.410	AC	35,000.00	1.00000	5	1.00	0050	1.000	SWAMP	1.0000	0.81	14,400				
Total Card Land Units					1.33	AC	Parcel Total Land Area					1.33	Total Land Value			364,400				

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	1280			
Model	01	Residential	Bsmt Type	04			
Grade	07	Very Good	Unfin Area	0.00	Full		
Stories	2						
Occupancy	1						
Exterior Wall 1	11	Clapboard					
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	02	Oil					
Heat Type	05	Hot Water					
AC Type	03	Central					
Bedrooms	4						
Full Baths	2						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	9						
Bath Style	02	Average					
Kitchen Style	03	Modern					
Extra Kitchens	0						
Fireplaces	2						
Extra Openings	1						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	456						
FBM Quality	04	Above Average					
Foundation	06	Poured Conc					
Bsmt Garage	2						
Bsmt Area	1280						

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

COST / MARKET VALUATION	
Net Other Adj	640,888
Replace Cost	51,840
Year Built	1977
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnld	547,300
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
GNR	GENERATOR	L	1	12400.00	2018	E	100	B	1.50	18,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,340	1,340	1,340	235.97	316,197	
BSM	Basement	0	1,340	268	47.19	63,239	
CAN	Canopy	0	96	10	24.58	2,360	
CTH	Cathedral Ceiling	0	156	16	24.20	3,775	
FUS	Finished Upper Story	1,064	1,064	1,064	235.97	251,070	
PTO	Patio	0	360	18	11.80	4,247	
Ttl Gross Liv / Lease Area		2,404	4,356	2,716		640,888	

