

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
WHITE BRETT WHITE TRACY E KOVAL 4 BOXWOOD LN DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed					
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	477,400	477,400					
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	350,800	350,800					
		Alt Prcl ID		Cyclical		3		RESIDNTL	1010	3,400	3,400					
		Scnd Home		Exemption				Total		831,600	831,600					
		Tax Class T		W		District										
		Tot Fin Area 2252		Res Exem												
		Total Acres .94		Chapter Lan												
		GIS ID F_868606_2846925		Assoc Pid#												
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
WHITE BRETT GUFFEY LEONARD VIGILANTE JOHN L		54501	336	03-02-2021	Q	I		816,000	00	Year	Code	Assessed	Year	Code	Assessed	
		47517	0307	09-27-2016	Q	I		629,000	00	2023	1010	362,900	2022	1010	328,000	
		9416	0325	10-23-1989	Q	I		292,500	00		1010	364,700		1010	300,600	
											1010	2,300		1010	2,300	
		Total								Total	729,900	Total	630,900	Total	549,100	
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												APPRAISED VALUE SUMMARY				
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				477,400		
0050										Appraised Xf (B) Value (Bldg)				0		
										Appraised Ob (B) Value (Bldg)				3,400		
										Appraised Land Value (Bldg)				350,800		
										Special Land Value				0		
										Total Appraised Parcel Value				831,600		
										Valuation Method				C		
										Total Appraised Parcel Value				831,600		
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-22-69 12846	04-19-2022 06-21-1993	MN RM	Maintenance Remodel	2,717 1,000	01-01-1994	100 100	04-19-2022	AIR SEALING & CELLULOSE IN CNVRT DECK - SCRNR PR		04-13-2021 09-10-2018 06-02-2017 04-12-2013 06-19-2007	SJD SJD SJD VGS BSB	9 9 1		01 20 01 20 00	Measure - No Entry Field Review Measure - No Entry Field Review 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	PD	Residual	0.023	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	800
Total Card Land Units					0.94	AC	Parcel Total Land Area			0.94			Total Land Value		350,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1292	
Model	01	Residential	Bsmt Type	04	
Grade	06	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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1292				

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

COST / MARKET VALUATION	
Net Other Adj	548,095
Replace Cost	27,115
Year Built	1983
Effective Year Built	2004
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	83
Cns Sect Rcnd	477,400
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
SHD1	Shed	L	192	21.00	2011	G	85	C	1.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,220	1,220	1,220	213.27	260,185
BSM	Basement	0	1,292	258	42.59	55,023
FSP	Screened Porch	0	224	45	42.84	9,597
FUS	Finished Upper Story	1,032	1,032	1,032	213.27	220,091
PTO	Patio	0	308	15	10.39	3,199
Ttl Gross Liv / Lease Area		2,252	4,076	2,570		548,095

