

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
CROTHERS WALTER J & ANNE C TT		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed
CROTHERS REVOCABLE TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		505,400	505,400
296 CONGRESS ST				0	Heavy			RES LAND	1010		357,000	357,000
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	60,200	60,200			
Alt Prcl ID		Cyclical		4								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 3056		District										
Total Acres 1.118		Res Exem										
Chapter Lan												
GIS ID F_864872_2846376		Assoc Pid#										
									Total	922,600	922,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CROTHERS WALTER J & ANNE C TT		51099 128	05-13-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CROTHERS WALTER J & ANNE C (L/E)		40061 0321	06-27-2011	U	I	150,000	1A	2023	1010	385,800	2022	1010	353,700	2021	1010	319,000
									1010	371,300		1010	306,000		1010	255,000
									1010	38,400		1010	30,700		1010	30,700
									Total	795,500	Total	690,400	Total	604,700		

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				

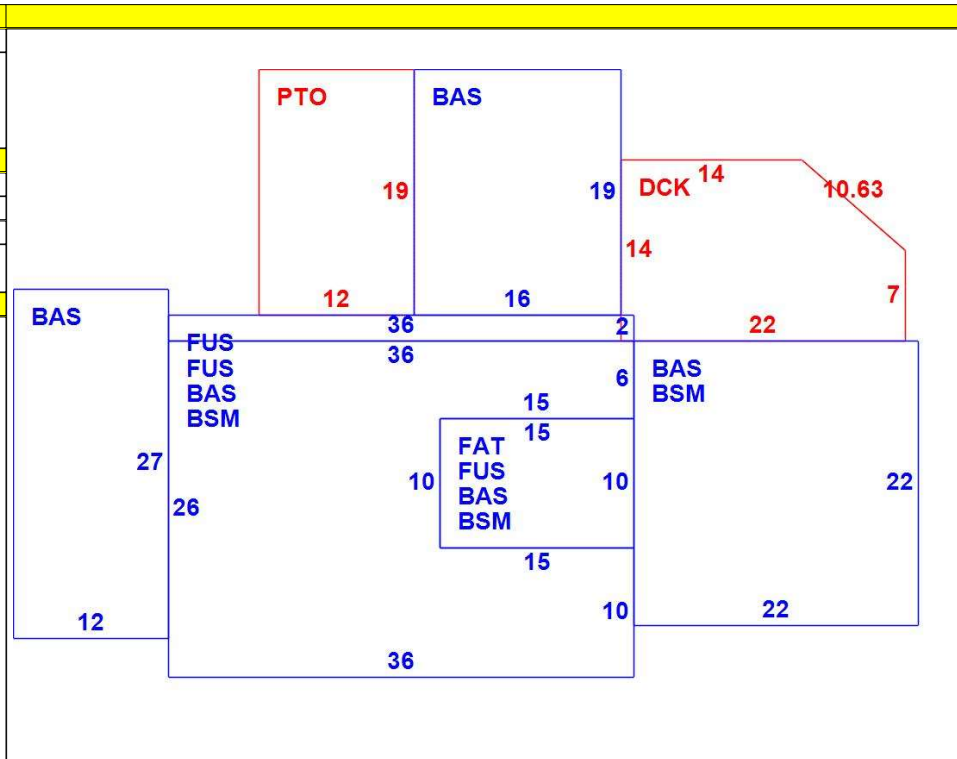
NOTES					APPRAISED VALUE SUMMARY				
					Appraised Bldg. Value (Card)	505,400			
					Appraised Xf (B) Value (Bldg)	0			
					Appraised Ob (B) Value (Bldg)	60,200			
					Appraised Land Value (Bldg)	357,000			
					Special Land Value	0			
Total Appraised Parcel Value					922,600				
Valuation Method					C				
Total Appraised Parcel Value					922,600				

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
2017-110	06-21-2017	MN	Maintenance	5,000		100		WOOD SIDING	11-16-2021	SJT	10		00	Measure & Listed
2013-281	11-06-2013	RM	Remodel	26,500	08-04-2014	100		14 X 15 LOFT AREA IN EXISTIN	08-04-2014	JLF	5	1	08	Measure - Interior Refusal
39	04-04-2011	AD	Addition	63,000	08-12-2011	100		12X27 M SUITE	04-12-2013	VGS			20	Field Review
14481	05-16-1997	MN	Maintenance	3,500	05-08-1998	100		STRIP & RERROF	08-12-2011	SJD		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	8.75	350,000
1	1010	Single Family	RC	Residual	0.200	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	7,000
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value			357,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1420	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/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	09	Pine/Soft Wood			
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	300				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1420				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		625,170	
Replace Cost		39,780	
Year Built		1972	
Effective Year Built		1997	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		24	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		76	
Cns Sect Rcnd		505,400	
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
SPL2	Ing Pool-Good	L	798	89.00	1983	A	70	C	1.00	49,700
GNR	GENERATOR	L	1	12400.00	2011	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	2,048	2,048	2,048	182.59	373,934
BSM	Basement	0	1,420	284	36.52	51,854
DCK	Deck	0	280	28	18.26	5,112
FAT	Finished Attic	45	150	45	54.78	8,216
FUS	Finished Upper Story	1,008	1,008	1,008	182.59	184,046
PTO	Patio	0	228	11	8.81	2,008
Ttl Gross Liv / Lease Area		3,101	5,134	3,424		625,170

