

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA								
THIBAULT MICHAEL CURTIN SAMANTHA 21 HILL TOP LN DUXBURY MA 02332				0 Water 0 No Sewer		0 Cul-De-Sac 0 Paved 0 Light		0 Average 0 Average		Description	Code	Appraised	Assessed									
										RESIDENTL	1010	329,500	329,500	VISION								
										RES LAND	1010	356,800	356,800									
SUPPLEMENTAL DATA																						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1728 Total Acres 1.108 Chapter Lan GIS ID F_867012_2847022				Cyclical 3 Exemption W District Res Exem Assoc Pid#																		
										Total		686,300	686,300									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
THIBAULT MICHAEL DUXBURY RESIDENTIAL PROPERTIES L VAUGHAN PATRICK R FEDERAL HOME LOAN MORTGAGE CO MCLEAN ROBERT J & CATHERINE J		56115 171 53675 267 42130 0269 41917 0198 17707 0002		12-03-2021 10-23-2020 10-23-2012 09-07-2012 07-28-1999		Q I U I U I U I Q I		I I I I I		640,000 100 320,000 287,000 271,000		00 1B 1S 1L 00		Year	Code	Assessed	Year	Code	Assessed			
														2023	1010	249,000	2022	1010	173,000			
															1010	371,000		1010	305,700			
																		1010	400			
														Total		620,000	Total		479,100	Total		411,300
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									
												Appraised Bldg. Value (Card)					329,500					
												Appraised Xf (B) Value (Bldg)					0					
												Appraised Ob (B) Value (Bldg)					0					
												Appraised Land Value (Bldg)					356,800					
												Special Land Value					0					
												Total Appraised Parcel Value					686,300					
												Valuation Method					C					
												Total Appraised Parcel Value					686,300					
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					
QPO-23-11 333 11822	05-03-2023 12-05-2008 02-28-1991	MN MS AD	Maintenance Miscellaneous Addition	3,591 650 2,500		100 100 100	05-03-2023	ATTIC & BASEMT AIR SEALING 7'X140' CHAIN FENCE TO GARAGE/STORAGE				05-25-2022 04-12-2013 06-18-2007	SJD VGS BSB	9	1 1 1	07 20 07	Measure - Info @ Door Field Review 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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000					1.0000	350,000					
1	1010	Single Family	RC	Residual	0.193	AC 35,000.00	1.00000	5	1.00	0050	1.000					1.0000	6,800					
Total Card Land Units					1.11	AC	Parcel Total Land Area				1.11	Total Land Value				356,800						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Owne
Roof Cover	03	Asphalt			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood			Factor%
Interior Floor 2			Condo Flr		Condo Unit
Heat Fuel	03	Gas	COST / MARKET VALUATION		
Heat Type	04	Forced Air-Duc	Net Other Adj		394,752
AC Type	01	None	Replace Cost		12,075
Bedrooms	4		Year Built		1968
Full Baths	1		Effective Year Built		2002
Half Baths	1		Depreciation Code		VG
Extra Fixtures	0		Remodel Rating		
Total Rooms	8		Year Remodeled		
Bath Style	03	Modern	Depreciation %		19
Kitchen Style	03	Modern	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		
Sq Ft Fin Bsmt	0		Percent Good		81
FBM Quality			Cns Sect Rcnld		329,500
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	0		Dep Ovr Comment		
Bsmt Area	768		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	181.75	174,476
BSM	Basement	0	768	154	36.44	27,989
FGR	Garage	0	688	275	72.65	49,980
FUS	Finished Upper Story	768	768	768	181.75	139,581
PTO	Patio	0	214	11	9.34	1,999
WDK	Deck	0	35	4	20.77	727
Ttl Gross Liv / Lease Area		1,728	3,433	2,172		394,752

