

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CHIN ALEXANDER & MARY		0	Water	0	Subdivision	0	Good	Description	Code	Appraised	Assessed	905  DUXBURY, MA
CHIN REBECCA J & CHUCK W		0	Septic	0	Paved	0	Average	RESIDNTL	1010	1,133,600	1,133,600	
42 PLANTATION DR		SUPPLEMENTAL DATA			0	Medium	RES LAND	1010	482,800	482,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4184 Total Acres 1.202 Chapter Lan GIS ID F_864321_2846938			Cyclical 4 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	1,200	1,200		
Total										1,617,600	1,617,600	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CHIN ALEXANDER & MARY	55259	169	07-02-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
CHIN ALEXANDER	51962	317	11-18-2019	U	I	100	1A	2023	1010	865,500	2022	1010	793,100	2021	1010	347,400
CHIN ALEXANDER & MARY TRUSTEES	51752	282	10-04-2019	U	I	100	1A		1010	518,100		1010	329,200		1010	317,400
CHIN ALEXANDER	38521	0092	05-13-2010	Q	I	408,500	00		1010	800		1010	800		1010	800
Total										1,384,400	Total		1,123,100	Total		665,600

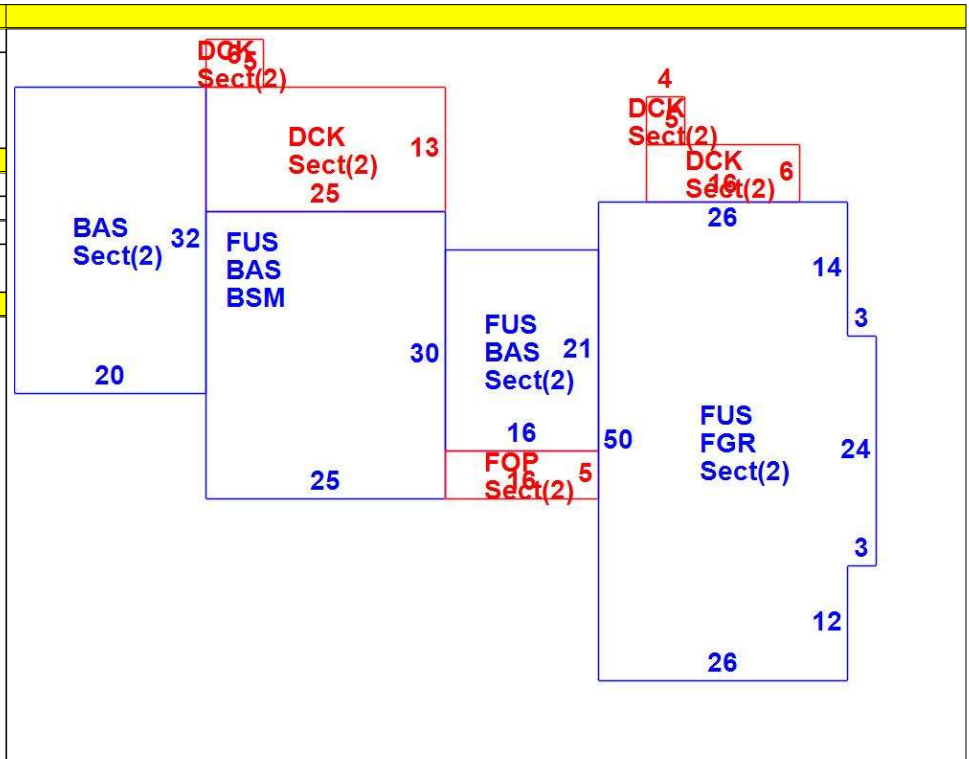
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int							
2024	22	22 VETERAN	400.00													
Total			400.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0060							
NOTES							
				Appraised Bldg. Value (Card) 1,133,600			
				Appraised Xf (B) Value (Bldg) 0			
				Appraised Ob (B) Value (Bldg) 1,200			
				Appraised Land Value (Bldg) 482,800			
				Special Land Value 0			
				Total Appraised Parcel Value 1,617,600			
				Valuation Method C			
				Total Appraised Parcel Value 1,617,600			

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
BPO-20-74	06-18-2020	BP	Bldg Permit	9,500		100	07-17-2020	Wood Stove Install		02-17-2021	SJT	5		20	Field Review
BP-19-346	10-10-2019	DM		10,000	03-11-2020	100		DEMO TWO CAR GARAGE AN		10-19-2020	SJT	5		01	Measure - No Entry
BP-19-317	10-10-2019	AD		575,000	03-11-2020	100	12-03-2020	624' FAMILY RM ADD. RENOVA		03-11-2020	SJT	5		05	Measure - Under Construct
2013-14	01-16-2013	RM	Remodel	19,000		100		REMODEL/REFUBISH EXISTIN		09-12-2018	SJD	6		20	Field Review
14068	06-06-1996	NC	New Construct	2,000	08-06-1997	100		8X10 SHED W FOOTINGS		07-18-2013	BH			01	Measure - No Entry
13377	08-22-1994	NC	New Construct	6,000	09-15-1995	100		ADD 10X10 DEN		04-12-2013	VGS			20	Field Review
										01-18-2011	KP		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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	WP	Residual	0.285	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	13,400
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value			482,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	780	
Model	01	Residential	Bsmt Type	01	
Grade	08	Excellent	Unfin Area	0.00	Slab
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			371,419
Interior Floor 2			Net Other Adj		45,588
Heat Fuel	02	Oil	Replace Cost		1,171,113
Heat Type	05	Hot Water	Year Built		1972
AC Type	03	Central	Effective Year Built		2012
Bedrooms	3		Depreciation Code		R
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		9
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	2		Percent Good		91
Gas Fireplaces	0		Cns Sect Rcnd		379,500
Sq Ft Fin Bsmt	350		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	780		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	80	21.00	1996	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	750	750	750	225.10	168,827
BSM	Basement	0	750	150	45.02	33,765
FUS	Finished Upper Story	750	750	750	225.10	168,827
Ttl Gross Liv / Lease Area		1,500	2,250	1,650		371,419



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		0	Septic	0	Paved	0	Average	RESIDNTL	1010	1,133,600	1,133,600	
		SUPPLEMENTAL DATA		Cyclical Exemption W		4		RES LAND	1010	482,800	482,800	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4184 Total Acres 1.202 Chapter Lan GIS ID F_864321_2846938		District Res Exem		Assoc Pid#		RESIDNTL	1010	1,200	1,200	
						Total				1,617,600	1,617,600	

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Nbhd			Nbhd Name				B				Appraised Ob (B) Value (Bldg) 1,200			
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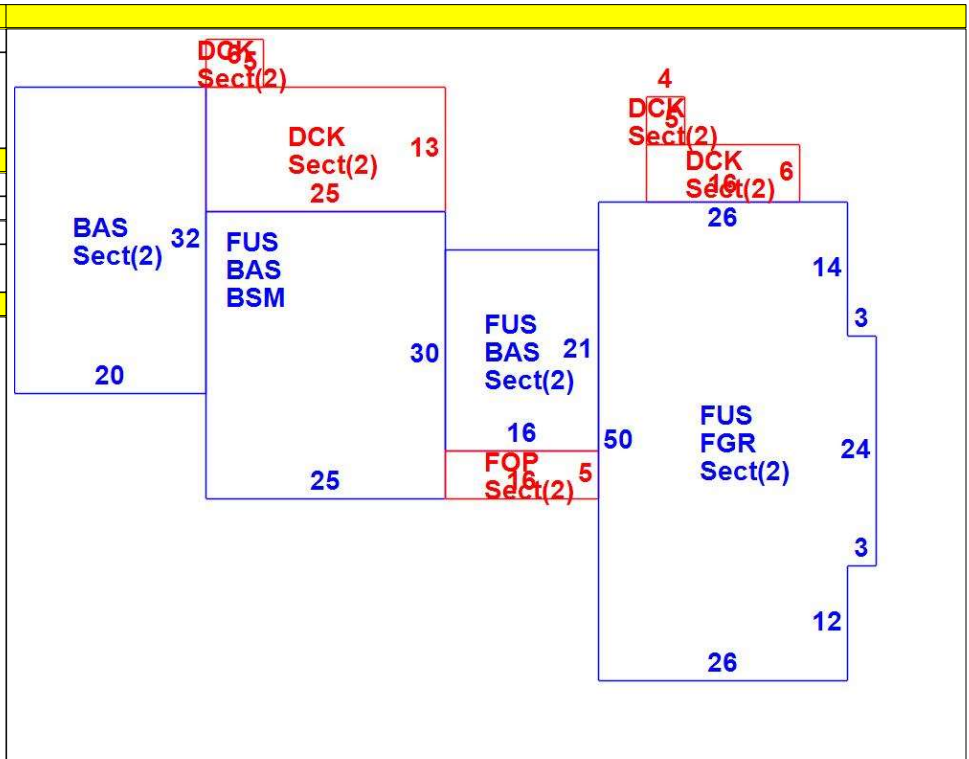
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Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	2				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	1				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION	
Net Other Adj	726,981
Replace Cost	27,125
Year Built	2019
Effective Year Built	2021
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	100
Cns Sect Rcnd	754,100
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	976	976	976	220.83	215,533
DCK	Deck	0	471	47	22.04	10,379
FGR	Garage	0	1,372	549	88.37	121,237
FOP	Open Porch	0	80	12	33.12	2,650
FUS	Finished Upper Story	1,708	1,708	1,708	220.83	377,182
Ttl Gross Liv / Lease Area		2,684	4,607	3,292		726,981

