

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
REGAN MICHAEL			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	
KOUTROBIS CHRISTINA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	417,600	417,600	
40 S RIVER LN W		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	536,100	536,100	43,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2303 Total Acres 3.838 Chapter Lan GIS ID F_864398_2847253			Cyclical 4 Exemption W District Res Exem Assoc Pid#					
						Total		997,500	997,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
REGAN MICHAEL	50659	0142	12-21-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
REGAN MICHAEL	48047	0302	01-26-2017	Q	I	635,000	00	2023	1010	335,300	2022	1010	314,100			
MARKATOS SPENCER C & GILLESPIE E	39981	0026	05-31-2011	Q	I	535,000	00		1010	605,200		1010	388,300			
TIBBETTS JEFFREY A	11290	0099	09-25-1992	Q	I	230,000	00		1010	24,200		1010	24,200			
								Total		964,700	Total		726,600	Total		697,400

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
								Appraised Bldg. Value (Card) 417,600				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 43,800				
								Appraised Land Value (Bldg) 536,100				
								Special Land Value 0				
								Total Appraised Parcel Value 997,500				
								Valuation Method C				
								Total Appraised Parcel Value 997,500				

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0060							

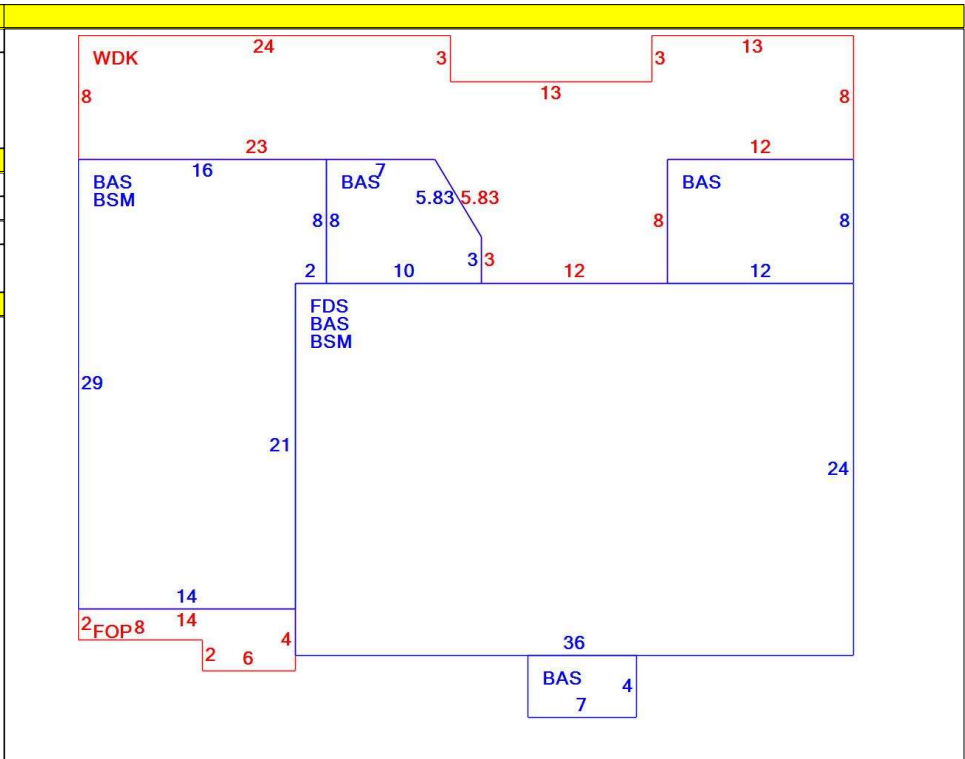
NOTES									

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-22-319	08-19-2022	BP	Bldg Permit	42,236	04-13-2023	100	09-29-2022	Strip existing materials on the de		04-13-2023	SJT	5		01	Measure - No Entry
QPO-21-74	04-13-2021	MN	Maintenance	15,931		100	05-18-2021	Replace 21 windows.		09-12-2018	SJD	6		20	Field Review
2017-83	03-27-2017	RM	Remodel	8,600		100		RM BATHROOM TO ACCOMMO		11-27-2017	SJD	9		01	Measure - No Entry
59	05-19-2011	MN	Maintenance	3,450		100		WOOD SIDING		04-12-2013	VGS			20	Field Review
457	09-05-2003	AD	Addition	9,000	09-13-2004	100		1 STORY ADD & PORCH		09-13-2004	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	2.920	AC 35,000.00	0.48657	5	1.00	0060	1.341			1.0000	0.52	66,700
Total Card Land Units					3.84	AC	Parcel Total Land Area					3.84	Total Land Value			536,100

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1286	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		487,336
Interior Floor 2			Replace Cost		41,275
Heat Fuel	02	Oil	Year Built		1979
Heat Type	05	Hot Water	Effective Year Built		2000
AC Type	01	None	Depreciation Code		G
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	2		Depreciation %		21
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	1		Cns Sect Rcnd		417,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	450		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1286		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
FGR5	Garage - 2 Sto	L	672	91.00	1986	A	70	C	1.00	42,800
PTO	Patio	L	192	15.00	2000	A	70	D	0.50	1,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,482	1,482	1,482	186.58	276,506
BSM	Basement	0	1,286	257	37.29	47,950
FDS	Finished 95% Story	821	864	821	177.29	153,179
FOP	Open Porch	0	40	6	27.99	1,119
WDK	Deck	0	464	46	18.50	8,582
Ttl Gross Liv / Lease Area		2,303	4,136	2,612		487,336

