

| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | |
|--|------------|---------------|-------------------|---|-------------|---|------------------------|-------------------------------|------------|------------------------|-----------|--|--------------------------------|---|---------------------|---------|------------|------------|
| BRITT SARAH E 14 S RIVER LN E DUXBURY MA 02332 | | 0 | Water | 0 | Subdivision | 0 | Average | Description | Code | Appraised | Assessed | RESIDENTL 1010 222,900 RES LAND 1010 472,800 RESIDENTL 1010 1,500 Total 697,200 697,200 | | | | | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | | | | | | | | | | | |
| | | | | 0 | Medium | | | | | | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | | | | | | | | | |
| Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1300 Total Acres .988 Chapter Lan GIS ID F_865236_2847340 | | | | Cyclical 4 Exemption W District Res Exem Assoc Pid# | | | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
| BRITT SARAH E DASUTA DEAN A KELLY FRANCIS S III KELLY FRANCIS III MCBAIN WILLIAM H | | | 55082 | 314 | 06-02-2021 | U | I | 1 | 1 | Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed |
| | | | 26640 | 0144 | 09-26-2003 | Q | I | 409,000 | 00 | 2023 | 1010 | 215,600 | 2022 | 1010 | 176,300 | 2021 | 1010 | 158,600 |
| | | | 20212 | 0098 | 07-20-2001 | U | I | 1 | 1F | 1010 | 507,500 | 1010 | 322,300 | 1010 | 311,300 | | | |
| | | | 18557 | 0112 | 05-26-2000 | Q | I | 292,000 | 00 | 1010 | 1,000 | 1010 | 1,000 | 1010 | 1,000 | | | |
| | | | 15087 | 0198 | 04-10-1997 | U | I | 1 | 1A | Total | 724,100 | Total | 499,600 | Total | 470,900 | | | |
| 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 | | | | | | | | | | |
| 0060 | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Appraised Bldg. Value (Card) | | 222,900 | | | | |
| | | | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | 0 | | | | |
| | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | 1,500 | | | | |
| | | | | | | | | | | | | Appraised Land Value (Bldg) | | 472,800 | | | | |
| | | | | | | | | | | | | Special Land Value | | 0 | | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | 697,200 | | | | |
| | | | | | | | | | | | | Valuation Method | | C | | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | 697,200 | | | | |
| 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-21-20 | 08-19-2021 | MN | Maintenance | 5,000 | | 100 | 08-19-2021 | Weatherization & air sealing. | | 05-14-2020 | SJT | 5 | | 20 | Field Review | | | |
| BP-19-316 | 09-24-2019 | RM | | 10,000 | 05-14-2020 | 100 | | BATHROOM LOWER LEVEL WI | | 09-12-2018 | SJD | 6 | | 20 | Field Review | | | |
| 74 | 05-19-2010 | MN | Maintenance | 4,500 | | 100 | | RPL 13 WINDOWS | | 04-12-2013 | VGS | | | 20 | Field Review | | | |
| | | | | | | | | | | 08-09-2007 | BSB | | 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 | RC | Residual | 0.073 | AC 35,000.00 | 1.00000 | 5 | 1.00 | 0060 | 1.341 | | | | 1.0000 | 1.06 | 3,400 | |
| Total Card Land Units | | | | | 0.99 | AC | Parcel Total Land Area | | | | | 0.99 | Total Land Value | | | 472,800 | | |

| CONSTRUCTION DETAIL | | | | | CONSTRUCTION DETAIL (CONTINUED) | | | | |
|---------------------|------|--------------|--|--|---------------------------------|------|-------------|---------|-----|
| Element | Cd | Description | | | Element | Cd | Description | | |
| Style | 08 | Raised Ranch | | | Bsmt Area | 1248 | | | |
| Model | 01 | Residential | | | Bsmt Type | 03 | | | |
| Grade | 04 | Above Ave | | | Unfin Area | 0.00 | Partial | | |
| Stories | 1 | | | | CONDO DATA | | | | |
| Occupancy | 1 | | | | Parcel Id | | C | | Own |
| Exterior Wall 1 | 11 | Clapboard | | | | | | B | S |
| Exterior Wall 2 | | | | | Adjust Type | Code | Description | Factor% | |
| Roof Structure | 03 | Gable | | | Condo Flr | | | | |
| Roof Cover | 03 | Asphalt | | | Condo Unit | | | | |
| Interior Wall 1 | 05 | Drywall | | | COST / MARKET VALUATION | | | | |
| Interior Wall 2 | | | | | | | | | |
| Interior Floor 1 | 12 | Hardwood | | | | | | | |
| Interior Floor 2 | | | | | Net Other Adj | | 286,868 | | |
| Heat Fuel | 02 | Oil | | | Replace Cost | | 27,025 | | |
| Heat Type | 05 | Hot Water | | | Year Built | | 313,893 | | |
| AC Type | 01 | None | | | Effective Year Built | | 1972 | | |
| Bedrooms | 3 | | | | Depreciation Code | | 1992 | | |
| Full Baths | 2 | | | | Remodel Rating | | A | | |
| Half Baths | 1 | | | | Year Remodeled | | | | |
| Extra Fixtures | 1 | | | | Depreciation % | | 29 | | |
| Total Rooms | 6 | | | | Functional Obsol | | | | |
| Bath Style | 03 | Modern | | | External Obsol | | | | |
| Kitchen Style | 02 | Average | | | Trend Factor | | 1.000 | | |
| Extra Kitchens | 0 | | | | Condition | | | | |
| Fireplaces | 1 | | | | Condition % | | | | |
| Extra Openings | 0 | | | | Percent Good | | 71 | | |
| Gas Fireplaces | 0 | | | | Cns Sect Rcnld | | 222,900 | | |
| Sq Ft Fin Bsmt | 224 | | | | Dep % Ovr | | | | |
| FBM Quality | 03 | Average | | | Dep Ovr Comment | | | | |
| Foundation | 06 | Poured Conc | | | Misc Imp Ovr | | | | |
| Bsmt Garage | 2 | | | | Misc Imp Ovr Comment | | | | |
| Bsmt Area | 1248 | | | | 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 | 100 | 21.00 | 1988 | A | 70 | C | 1.00 | 1,500 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|----------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 1,300 | 1,300 | 1,300 | 181.68 | 236,180 |
| BSM | Basement | 0 | 1,248 | 250 | 36.39 | 45,419 |
| FSP | Screened Porch | 0 | 144 | 29 | 36.59 | 5,269 |
| Ttl Gross Liv / Lease Area | | 1,300 | 2,692 | 1,579 | | 286,868 |

FSP

12

BAS

26

48
BAS
26
2

