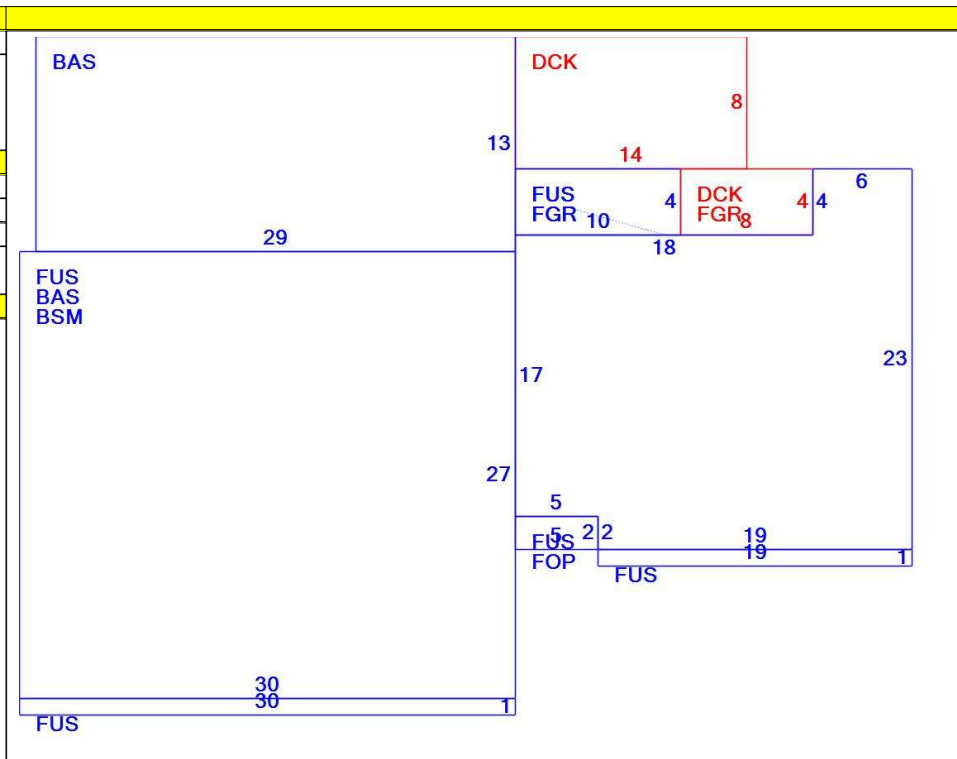


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
GRAHAM ARTHUR W JR & COBIE M C/O RUBERTO, ISRAEL & WEINER P 255 STATE ST, 7TH FLR BOSTON MA 02109		0	Water	0	Subdivision	0	Good	Description	Code	Appraised	Assessed										
		0	Sewer	0	Paved	0	Average	RESIDNTL	1010	431,000	431,000										
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2531 Total Acres .938 Chapter Lan GIS ID F_864915_2847556		Cyclical 4 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	470,200	470,200										
						RESIDNTL	1010	3,100	3,100												
								Total		904,300	904,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
GENEROUS MATTHEW J & NICOLA L		58044	253	06-28-2023		Q	I	1,007,000		00											
GRAHAM ARTHUR W JR & COBIE M TT		46431	0290	12-28-2015		U	I	100		1A	2023	1010	328,500	2022	1010	300,800	2021	1010	268,700		
GRAHAM ARTHUR W JR		8282	0183	02-10-1988		U	I	100,000		1		1010	504,700		1010	320,700		1010	311,300		
												1010	2,100		1010	2,100		1010	2,100		
											Total		835,300	Total		623,600	Total		582,100		
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												APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				431,000							
0060										Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				3,100							
										Appraised Land Value (Bldg)				470,200							
										Special Land Value				0							
										Total Appraised Parcel Value				904,300							
										Valuation Method				C							
										Total Appraised Parcel Value				904,300							
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				
2015-182	08-07-2015	MN	Maintenance	13,790		100		STRIP & REROOF 26 SQUARE				09-12-2018	SJD	6		20	Field Review				
14765	12-11-1997	RM	Remodel	14,000	05-08-1998	100		FINISH INT OF ADD				04-12-2013	VGS			20	Field Review				
14663	09-12-1997	AD	Addition	14,000	05-08-1998	100		2ND STORY OVER GAR				02-05-2013	AO	6	6	30	Quality Control				
13206	05-18-1994	NC	New Construct	11,000	09-12-1995	100		13X30 ENC DK,8X12 DK				09-29-2007	BSB			01	Measure - No Entry				
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	0.018	AC 35,000.00	1.00000	5	1.00	0060	1.341					1.0000	1.03	800			
Total Card Land Units					0.94	AC	Parcel Total Land Area				0.94	Total Land Value				470,200					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	810	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	540				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	810				

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

COST / MARKET VALUATION	
Net Other Adj	535,939
Replace Cost	31,200
Year Built	1971
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 Rcnld	431,000
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
SHD1	Shed	L	210	21.00	1986	A	70	C	1.00	3,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,187	1,187	1,187	181.00	214,846
BSM	Basement	0	810	162	36.20	29,322
DCK	Deck	0	144	14	17.60	2,534
FGR	Garage	0	542	217	72.47	39,277
FOP	Open Porch	0	10	2	36.20	362
FUS	Finished Upper Story	1,379	1,379	1,379	181.00	249,598
Ttl Gross Liv / Lease Area		2,566	4,072	2,961		535,939



108 PLANTATION DR