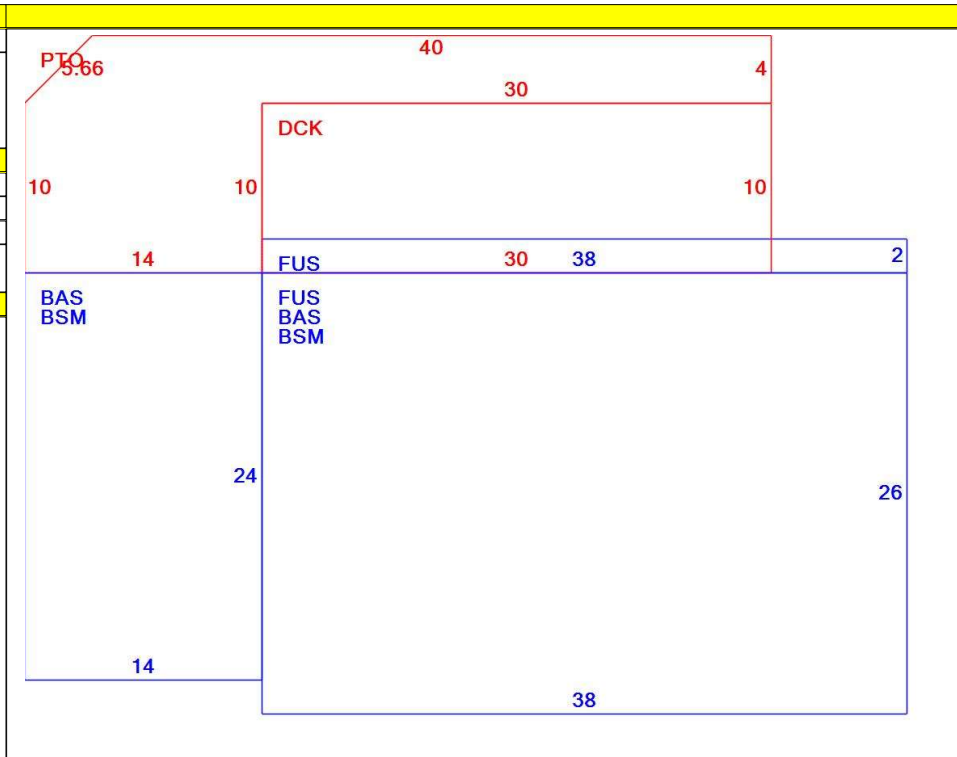


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
KREISER MATTHEW B				0 Water		0 Cul-De-Sac		0 Average		Description	Code	Appraised	Assessed							
KREISER JESSICA L				0 No Sewer		0 Paved		0 Average		RESIDNTL	1010	582,300	582,300							
10 HIDDEN ACRES DR						0 Light				RES LAND	1010	491,700	491,700							
										RESIDNTL	1010	2,100	2,100							
DUXBURY MA 02332														VISION						
Alt Prcl ID						Cyclical 3														
Scnd Home						Exemption														
Tax Class T						W														
Tot Fin Area 2388						District														
Total Acres 1.031						Res Exem														
Chapter Lan																				
GIS ID F_868809_2850315						Assoc Pid#														
										Total		1,076,100	1,076,100							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
KREISER MATTHEW B		51242	262	06-17-2019		Q	I			785,000	00	Year	Code	Assessed	Year	Code	Assessed			
MAGNUSON GARY R		18595	0339	06-09-2000		Q	I			515,000	00	2023	1010	446,700	2022	1010	410,000			
CHANTOS SCOTT		16463	0086	07-31-1998		Q	I			425,000	00		1010	480,400		1010	405,300			
MCCARTHY STEPHEN		13193	0183	10-07-1994		Q	I			295,000	00		1010	1,400		1010	1,400			
												Total		928,500	Total		816,700	Total		742,200
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)				582,300		
0070														Appraised Xf (B) Value (Bldg)				0		
												Appraised Ob (B) Value (Bldg)				2,100				
												Appraised Land Value (Bldg)				491,700				
												Special Land Value				0				
												Total Appraised Parcel Value				1,076,100				
												Valuation Method				C				
												Total Appraised Parcel Value				1,076,100				
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-21-28	11-10-2021	MN	Maintenance	15,000		100	11-10-2021	REPLACE 23 WINDOWS				05-07-2020	SJD	9		20	Field Review			
39	04-30-2009	MN	Maintenance	5,000		100		RPL FRONT CLAPBOARDS				04-12-2013	VGS			20	Field Review			
131	05-04-2007	RM	Remodel	38,000	05-27-2008	100		KITCHEN				05-27-2008	K-B		1	00	Measure & Listed			
135	04-26-2005	MN	Maintenance	4,500		100		CONS 10X14 SHED												
14834	03-02-1998	NC	New Construct	1,500		100		ZERO CLRNCE FIREPLCE												
14311	11-29-1996	MN	Maintenance	5,000		100		STRIP & REROOF												
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	0070	1.389					1.0000	12.16	486,200		
1	1010	Single Family	RC	Residual	0.113 AC	35,000.00	1.00000	5	1.00	0070	1.389					1.0000	1.12	5,500		
Total Card Land Units					1.03 AC	Parcel Total Land Area					1.03	Total Land Value					491,700			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	1324			
Model	01	Residential	Bsmt Type	04			
Grade	07	Very Good	Unfin Area	0.00	Full		
Stories	2						
Occupancy	1						
Exterior Wall 1	14	Wood Shingle					
Exterior Wall 2							
Roof Structure	04	Hip					
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	2						
Half Baths	1						
Extra Fixtures	1						
Total Rooms	7						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	1						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	498						
FBM Quality	04	Above Average					
Foundation	06	Poured Conc					
Bsmt Garage	2						
Bsmt Area	1324						

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

COST / MARKET VALUATION			
Net Other Adj			619,288
Replace Cost			50,000
Year Built			669,288
Effective Year Built			1979
Depreciation Code			2008
Remodel Rating			E
Year Remodeled			
Depreciation %			13
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			87
Cns Sect Rcnd			582,300
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	140	21.00	2004	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,324	1,324	1,324	229.54	303,906
BSM	Basement	0	1,324	265	45.94	60,827
DCK	Deck	0	300	30	22.95	6,886
FUS	Finished Upper Story	1,064	1,064	1,064	229.54	244,226
PTO	Patio	0	308	15	11.18	3,443
Ttl Gross Liv / Lease Area		2,388	4,320	2,698		619,288

