

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
ONEIL PAUL			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed								
ONEIL ANDREA P			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	530,100	530,100								
30 ALEXANDER WAY		SUPPLEMENTAL DATA			RES LAND	1010	350,400	350,400									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2332 Total Acres .928 Chapter Lan GIS ID F_868168_2848250			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400								
						Total		881,900	881,900								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ONEIL PAUL		LCC 111370	12-04-2007	Q	I	589,000	00	Year	Code	Assessed	Year	Code	Assessed				
WEBSTER SHELIA B		LCC 111369	12-03-2007	U	I	1	1F	2023	1010	405,400	2022	1010	371,700				
WEBSTER SHEILA B		20720 0268	10-17-2001	U	I	1	1F		1010	364,400		1010	300,300				
WEBSTER WILLIAM L &		LCC 72051	09-20-1985	Q	I	259,000	00		1010	900		1010	900				
						Total		770,700	Total	672,900	Total	592,300					
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)	530,100				
0050												Appraised Xf (B) Value (Bldg)	0				
											Appraised Ob (B) Value (Bldg)	1,400					
											Appraised Land Value (Bldg)	350,400					
											Special Land Value	0					
											Total Appraised Parcel Value	881,900					
											Valuation Method	C					
											Total Appraised Parcel Value	881,900					
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-21-79	03-02-2021	MN	Maintenance	3,000		100		Air sealing in attic			07-17-2019	SJT	5		30	Quality Control	
2019-43	03-11-2019	MN	Maintenance	11,903	07-17-2019	100		STRIP & REROOF			09-10-2018	SJD			20	Field Review	
											04-12-2013	VGS			20	Field Review	
											06-11-2007	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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000	
1	1010	Single Family	PD	Residual	0.002 AC	35,000.00	4.34782	5	1.00	0050	1.000			1.0000	3.99	400	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value					350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1396	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			Owne
Exterior Wall 2					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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			604,278
Interior Floor 2			Net Other Adj		42,240
Heat Fuel	02	Oil	Replace Cost		646,518
Heat Type	05	Hot Water	Year Built		1985
AC Type	01	None	Effective Year Built		2003
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		18
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		530,100
Sq Ft Fin Bsmt	340		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1396		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK	BAS BSM	14	14
22	18		
FUS BAS BSM	BSM	26	26
40	4		

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	96	21.00	1997	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,292	1,292	1,292	228.72	295,506	
BSM	Basement	0	1,396	279	45.71	63,813	
DCK	Deck	0	308	31	23.02	7,090	
FUS	Finished Upper Story	1,040	1,040	1,040	228.72	237,869	
Ttl Gross Liv / Lease Area		2,332	4,036	2,642		604,278	

