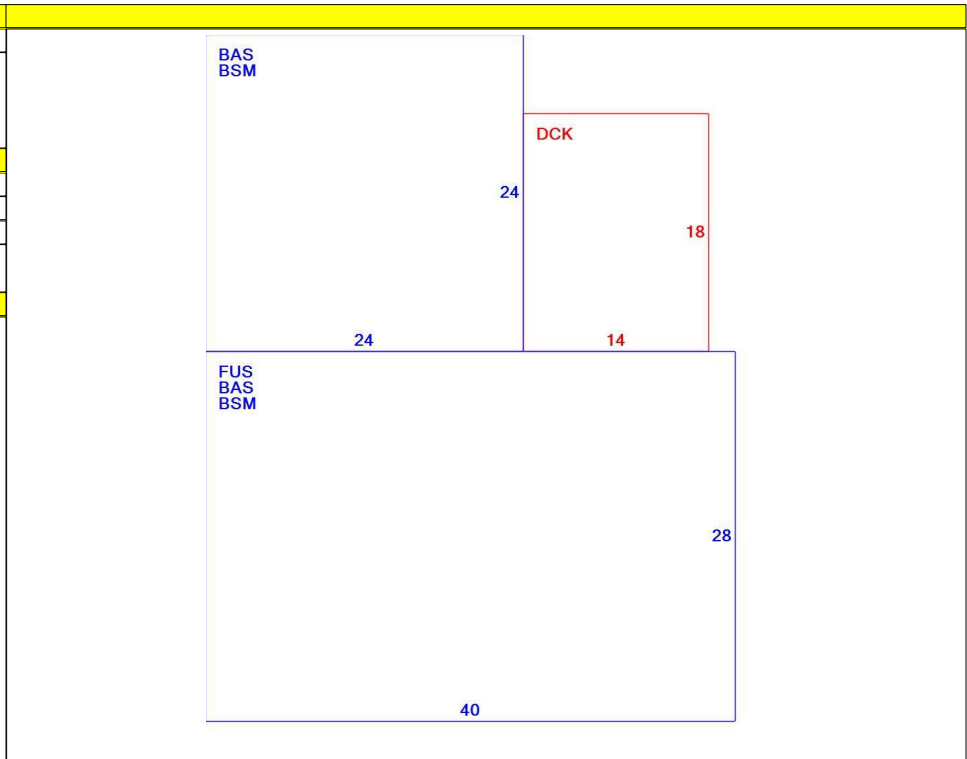


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA					
KING ROBERT G			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed						
40 WALKER RD			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	546,500	546,500	<b>VISION</b>					
DUXBURY MA 02332				0 Medium		RES LAND	1010	357,300	357,300						
<b>SUPPLEMENTAL DATA</b>															
Alt Prcl ID			Cyclical 3												
Scnd Home			Exemption												
Tax Class T			W												
Tot Fin Area 2816			District												
Total Acres 2.948			Res Exem												
Chapter Lan															
GIS ID F_869420_2847865			Assoc Pid#												
						Total		903,800	903,800						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
KING ROBERT G		LCC 81537	06-10-1991	Q	I	229,000	00	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	415,000	2022	1010	379,400		
									1010	389,900		1010	324,300		
								Total		804,900	Total		703,700		
								Total			Total		603,100		
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															
Nbhd		Nbhd Name		B		Tracing		Batch							
0050															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
									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		HT90	0.9000	315,000
1	1010	Single Family	PD	Residual	2.030 AC	35,000.00	0.59467	5	1.00	0050	1.000			1.0000	42,300
Total Card Land Units					2.95 AC	Parcel Total Land Area					2.95	Total Land Value			357,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1696	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			637,379
Interior Floor 2			Net Other Adj		29,145
Heat Fuel	02	Oil	Replace Cost		666,524
Heat Type	05	Hot Water	Year Built		1986
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	0		Depreciation %		18
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		546,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1696		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,696	1,696	1,696	200.43	339,935	
BSM	Basement	0	1,696	339	40.06	67,947	
DCK	Deck	0	252	25	19.88	5,011	
FUS	Finished Upper Story	1,120	1,120	1,120	200.43	224,486	
Ttl Gross Liv / Lease Area		2,816	4,764	3,180		637,379	



40 WALKER RD

