

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
GOULD KEVIN JR 45 WALKER RD DUXBURY MA 02332			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	590,100	590,100	
		SUPPLEMENTAL DATA			0 Medium		RES LAND	1010	359,100	
		Alt Prcl ID	Cyclical 3			RESIDNTL	1010	16,600	0	
		Scnd Home	Exemption			Total			965,800	949,200
		Tax Class T	W							
		Tot Fin Area 2528	District							
		Total Acres 1.178	Res Exem							
		Chapter Lan								
		GIS ID F_869444_2847518	Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GOULD KEVIN JR	LCC	129964	03-13-2020	Q	I	734,000	00	Year	Code	Assessed	Year	Code	Assessed
MAGNARELLI PAMELA M & JOHN J TT	LCC	126499	03-15-2018	U	I	1	1A	2023	1010	452,500	2022	1010	415,300
MAGNARELLI JOHN J & PAMELA M	LCC	84954	07-23-1993	Q	I	251,000	00		1010	373,500		1010	307,800
RILEY KEVIN B & CAROLE P	7664	190	05-01-1987	Q	I	310,000	00	Total		826,000	Total		723,100
								Total		600,400	Total		600,400

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card)			
Total			0.00					Appraised Xf (B) Value (Bldg)				
								Appraised Ob (B) Value (Bldg)				
								Appraised Land Value (Bldg)				
								Special Land Value				
								Total Appraised Parcel Value				
								Valuation Method				
								Total Appraised Parcel Value				

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0050							

NOTES								VISIT / CHANGE HISTORY							
								Date	Id	Type	Is	Cd	Purpose/Result		
								04-20-2021	SJD	9		01	Measure - No Entry		
								09-10-2018	SJD			20	Field Review		
								04-12-2013	VGS			20	Field Review		
								03-14-2012	KP		1	00	Measure & Listed		

BUILDING PERMIT RECORD								LAND LINE VALUATION SECTION													
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result				
2015-425	12-09-2015	RM	Remodel	15,000		100		2ND FL BATHROOM REMODEL				04-20-2021	SJD	9		01	Measure - No Entry				
2014-137	06-04-2014	MS	Miscellaneous	13,500		100		INSTALL (13) SOLAR PV PANEL				09-10-2018	SJD			20	Field Review				
128	07-18-2011	NC	New Construct	20,000	03-14-2012	100		2DECKS 14X36&12X18				04-12-2013	VGS			20	Field Review				
																03-14-2012	KP		1	00	Measure & Listed

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	0.261	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	9,100
Total Card Land Units					1.18	AC	Parcel Total Land Area					1.18	Total Land Value			359,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1408	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area		Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	06	Asbestos Shing	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		666,755
Interior Floor 2			Replace Cost		52,925
Heat Fuel	02	Oil	Year Built		719,680
Heat Type	05	Hot Water	Effective Year Built		1986
AC Type	03	Central	Depreciation Code		2003
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		82
Extra Openings	0		Cns Sect Rcnld		590,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	840		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1408		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
SLR	Solar Panels	L	13	1050.00	2014	G	85	C	1.00	16,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,408	1,408	1,408	205.22	288,948
BSM	Basement	0	1,408	282	41.10	57,872
CTH	Cathedral Ceiling	0	288	29	20.66	5,951
DCK	Deck	0	608	61	20.59	12,518
FGR	Garage	0	576	230	81.94	47,200
FOP	Open Porch	0	72	11	31.35	2,257
FUS	Finished Upper Story	1,120	1,120	1,120	205.22	229,845
PRG	Pergola	0	224	22	20.16	4,515
UAT	Unfinished Attic	0	576	86	30.64	17,649
Ttl Gross Liv / Lease Area		2,528	6,280	3,249		666,755

