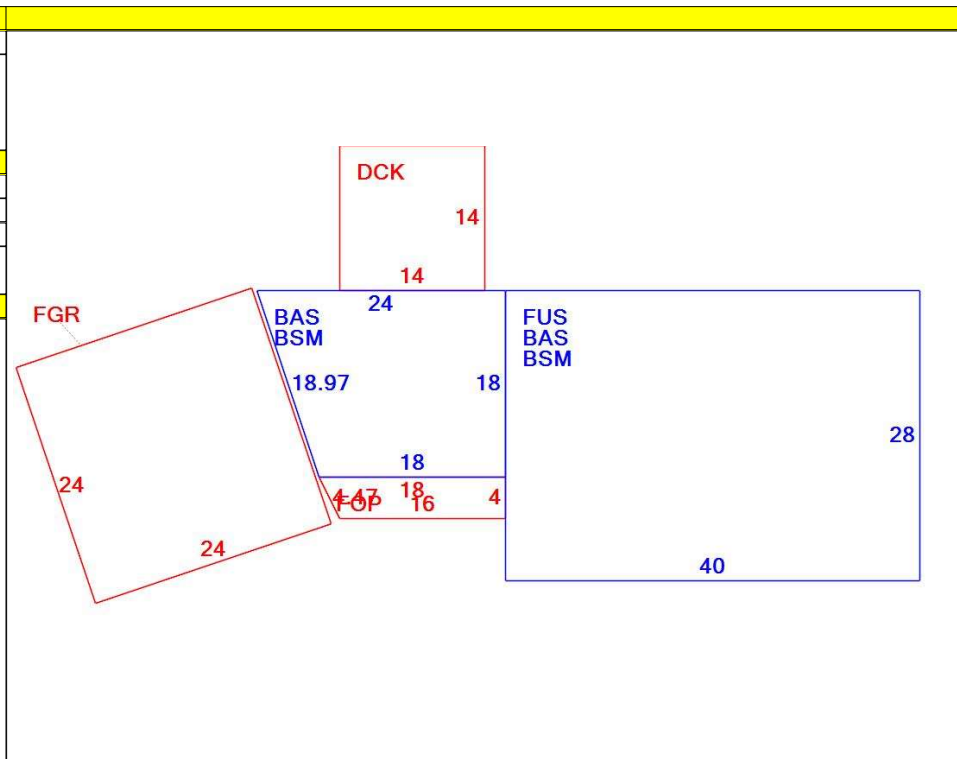


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
WALSH JOSEPH M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed								
WASLH ANNA R			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	533,200	533,200								
25 WALKER RD		SUPPLEMENTAL DATA			RES LAND	1010	356,600	356,600									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2618 Total Acres 1.698 Chapter Lan GIS ID F_868785_2847708			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	52,600	52,600								
						Total		942,400	942,400								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WALSH JOSEPH M		LCC 122047	06-29-2015	Q	I	542,000	00	Year	Code	Assessed	Year	Code	Assessed				
CURLEY WILLIAM F & CURLEY OKSANA		LCC 82976	05-18-1992	Q	I	215,000	00	2023	1010	403,600	2022	1010	368,600				
									1010	365,400		1010	301,400				
									1010	28,900		1010	28,900				
						Total		797,900	Total	698,900	Total	603,000					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
									APPRAISED VALUE SUMMARY								
Total			0.00					Appraised Bldg. Value (Card)				533,200					
								Appraised Xf (B) Value (Bldg)				0					
								Appraised Ob (B) Value (Bldg)				52,600					
								Appraised Land Value (Bldg)				356,600					
								Special Land Value				0					
								Total Appraised Parcel Value				942,400					
								Valuation Method				C					
								Total Appraised Parcel Value				942,400					
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			
2016-120	04-20-2016	BP	Bldg Permit	21,750	08-21-2018	100		20' X 37.5' IN GROUND VINYL L	09-10-2018	SJD			20	Field Review			
10	11-14-2003	AD	Addition		09-01-2004	100		10 X 10 SHED	08-21-2018	JLF	5		30	Quality Control			
QPO-21-62		MN	Maintenance	4,000		100		Replacement windows & doors	04-27-2016	SJD	9		01	Measure - No Entry			
									11-17-2014	JLF	7	1	00	Measure & Listed			
									04-12-2013	VGS			20	Field Review			
									09-01-2004	KP		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	ELEC ESMNT		1.0000	8.75	350,000	
1	1010	Single Family	PD	Undevelop	0.628 AC	2,000.00	1.00000	0	1.00	0050	1.000				1.0000	0.05	1,300
1	1010	Single Family		Residual	0.153 AC	35,000.00	1.00000	5	1.00	0050	1.000				1.0000	0.80	5,300
Total Card Land Units					1.70	AC	Parcel Total Land Area					1.70	Total Land Value			356,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1498	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
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	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1498				

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

COST / MARKET VALUATION		
Net Other Adj		627,714
Replace Cost		22,475
Year Built		1986
Effective Year Built		2003
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	18	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	82	
Cns Sect Rcnld	533,200	
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	100	21.00	2004	A	70	C	1.00	1,500
SPL1	Ing Pool - Ave	L	760	64.00	2016	A	70	B	1.50	51,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,498	1,498	1,498	197.52	295,883
BSM	Basement	0	1,498	300	39.56	59,256
DCK	Deck	0	196	20	20.16	3,950
FGR	Garage	0	576	230	78.87	45,429
FOP	Open Porch	0	68	10	29.05	1,975
FUS	Finished Upper Story	1,120	1,120	1,120	197.52	221,221
Ttl Gross Liv / Lease Area		2,618	4,956	3,178		627,714

