

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
CARROLL WILLIAM G & KATHLEEN 9 BOXWOOD LN DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	RESIDNTL RES LAND				456,100	456,100				
		0	No Sewer	0	Paved	0	Average	1010	1010	374,900	374,900										
SUPPLEMENTAL DATA																					
Alt Prcl ID				Cyclical 3																	
Scnd Home				Exemption																	
Tax Class T				W																	
Tot Fin Area 2216				District																	
Total Acres 1.628				Res Exem																	
Chapter Lan																					
GIS ID F_869124_2846844				Assoc Pid#																	
										Total		831,000		831,000							
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
CARROLL WILLIAM G & KATHLEEN M			9812 0269		06-21-1990		Q I		280,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
													2023	1010	346,400	2022	1010	316,800	2021	1010	288,700
														1010	389,800		1010	321,300		1010	267,800
										Total		736,200		Total		638,100		Total		556,500	
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)				456,100			
0050														Appraised Xf (B) Value (Bldg)				0			
												Appraised Ob (B) Value (Bldg)				0					
												Appraised Land Value (Bldg)				374,900					
												Special Land Value				0					
												Total Appraised Parcel Value				831,000					
												Valuation Method				C					
												Total Appraised Parcel Value				831,000					
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				
102	08-06-2012	MN		5,400	07-26-2013	100		STRIP & REROOF				09-10-2018	SJD			20	Field Review				
											07-26-2013	BH			01	Measure - No Entry					
											04-12-2013	VGS			20	Field Review					
											06-19-2007	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	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000					1.0000	8.75	350,000			
1	1010	Single Family	RC	Residual	0.710 AC	35,000.00	1.00000	5	1.00	0050	1.000					1.0040	0.81	24,900			
Total Card Land Units					1.63	AC	Parcel Total Land Area					1.63	Total Land Value					374,900			

VISION

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	1298			
Model	01	Residential	Bsmt Type	04			
Grade	06	Good	Unfin Area	0.00	Full		
Stories	2						
Occupancy	1						
Exterior Wall 1	14	Wood Shingle					
Exterior Wall 2	11	Clapboard					
Roof Structure	03	Gable					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2							
Heat Fuel	03	Gas					
Heat Type	05	Hot Water					
AC Type	01	None					
Bedrooms	4						
Full Baths	2						
Half Baths	1						
Extra Fixtures	1						
Total Rooms	8						
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	2						
Bsmt Area	1298						

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

COST / MARKET VALUATION			
Net Other Adj			551,360
Replace Cost			25,955
Year Built			577,316
Effective Year Built			1980
Depreciation Code			2000
Remodel Rating			G
Year Remodeled			
Depreciation %		21	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		79	
Cns Sect Rcnld		456,100	
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,202	1,202	1,202	207.67	249,618	
BSM	Basement	0	1,298	260	41.60	53,994	
FEP	Finished Enclosed Porch	0	240	144	124.60	29,904	
FUS	Finished Upper Story	1,014	1,014	1,014	207.67	210,576	
WDK	Deck	0	348	35	20.89	7,268	
Ttl Gross Liv / Lease Area		2,216	4,102	2,655		551,360	

