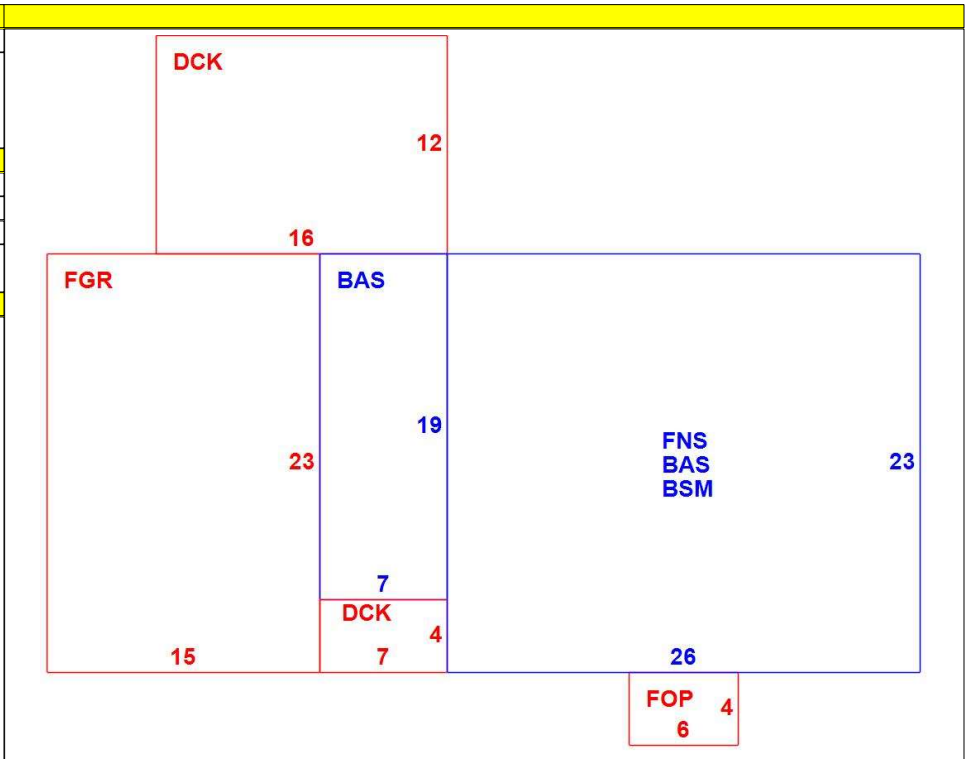


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
FLYNN D JASON SOELL K TAYLOR 837 FRANKLIN ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	233,100 233,100						
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	233,100	233,100							
								RES LAND	1010	315,100	315,100							
SUPPLEMENTAL DATA																		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1329 Total Acres .515 Chapter Lan GIS ID F_860920_2846595						Cyclical 1 Exemption W District Res Exem Assoc Pid#												
										Total	548,200	548,200						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
FLYNN D JASON BARRY TIMOTHY M KESSINGER JOHN R				53363	24	09-01-2020	Q	I	470,000	00	00	Year	Code	Assessed	Year	Code	Assessed	
				11897	0043	05-27-1993	Q	I	121,000	00	00	2023	1010	180,800	2022	1010	150,200	
				6815	0042	05-30-1986	Q	I	118,000	00	00		1010	327,300		1010	273,400	
												Total	508,100	Total	423,600	Total	345,200	
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				
14	01-09-2002	RM	Remodel	7,500	09-11-2003	100		REFRB EXIS BREEZEWAY	04-06-2021	SJD	9		01	Measure - No Entry				
									04-12-2013	VGS			20	Field Review				
									09-12-2007	BSB			01	Measure - No Entry				
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	22,435	SF	14.04	1.00000	5	1.00	0050	1.000		1.0000	14.05	315,100		
Total Card Land Units					0.52	AC	Parcel Total Land Area					0.52	Total Land Value			315,100		

VISION

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	598	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			303,147
Interior Floor 2			Net Other Adj		20,671
Heat Fuel	02	Oil	Replace Cost		323,818
Heat Type	05	Hot Water	Year Built		1940
AC Type	01	None	Effective Year Built		1993
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		28
Total Rooms	5		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		72
Gas Fireplaces	0		Cns Sect Rcnld		233,100
Sq Ft Fin Bsmt	299		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	598		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	731	731	731	195.20	142,692
BSM	Basement	0	598	120	39.17	23,424
DCK	Deck	0	220	22	19.52	4,294
FGR	Garage	0	345	138	78.08	26,938
FNS	Finished 90% Story	538	598	538	175.62	105,018
FOP	Open Porch	0	24	4	32.53	781
Ttl Gross Liv / Lease Area		1,269	2,516	1,553		303,147

