

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
REED GAIL M (L/E) PO BOX 1443 DUXBURY MA 02331		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	334,600	334,600							
				0	Medium			RES LAND	1010	352,800	352,800							
SUPPLEMENTAL DATA										RESIDNTL	1010	89,700	89,700					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1746 Total Acres .998 Chapter Lan GIS ID F_861918_2844359				Cyclical 4 Exemption W District Res Exem Assoc Pid#				Total		777,100	777,100							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
REED GAIL M (L/E)		42971	0053	04-24-2013		U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
REED GAIL M		4813	0414	04-09-1980		U	I	1	1	2023	1010	265,500	2022	1010	247,600	2021	1010	233,700
											1010	366,900		1010	302,400		1010	252,000
											1010	57,100		1010	57,100		1010	57,100
		Total								Total	689,500	Total	607,100	Total	542,800			
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)				334,600				
0050										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				89,700				
										Appraised Land Value (Bldg)				352,800				
										Special Land Value				0				
										Total Appraised Parcel Value				777,100				
										Valuation Method				C				
										Total Appraised Parcel Value				777,100				
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			
										04-12-2013	VGS			20	Field Review			
										09-11-2007	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	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	0.080	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	2,800		
Total Card Land Units					1.00	AC	Parcel Total Land Area			1.00			Total Land Value		352,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1012	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			455,563
Interior Floor 2			Net Other Adj		15,730
Heat Fuel	02	Oil	Replace Cost		471,293
Heat Type	05	Hot Water	Year Built		1969
AC Type	01	None	Effective Year Built		1992
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	7		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		71
Gas Fireplaces	0		Cns Sect Rcnld		334,600
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	1012		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FNS		BAS		BSM	
34		24		14	
		14		3	
		14		3	
				23	
				34	

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
SPL2	Ing Pool-Good	L	800	89.00	1975	A	70	C	1.00	49,800
PTO	Patio	L	300	15.00	1980	A	70	C	1.00	3,200
BTH	Cabana	L	494	106.00	1988	A	70	C	1.00	36,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,012	1,012	1,012	200.95	203,365
BSM	Basement	0	1,012	202	40.11	40,593
FGR	Garage	0	782	313	80.43	62,899
FNS	Finished 90% Story	734	816	734	180.76	147,500
FOP	Open Porch	0	42	6	28.71	1,206
Ttl Gross Liv / Lease Area		1,746	3,664	2,267		455,563



191 KING PHILLIPS PATH

