

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CRAWFORD MERRITT			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
770 MAYFLOWER ST			0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	174,200	174,200	
DUXBURY MA 02332					0	Heavy			RES LAND	1090	354,600	354,600	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2506 Total Acres 1.048 Chapter Lan GIS ID F_867831_2842651			SUPPLEMENTAL DATA						RESIDNTL	1090	52,400	52,400	
			Cyclical Exemption W District Res Exem Assoc Pid#				4		Total		581,200	581,200	VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CRAWFORD MERRITT			22828 0026	09-11-2002	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
									2023	1090	137,800	2022	1090	120,000
										1090	368,700		1090	303,900
										1090	34,100		1090	34,100
									Total		540,600	Total		458,000
									Total			Total		407,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

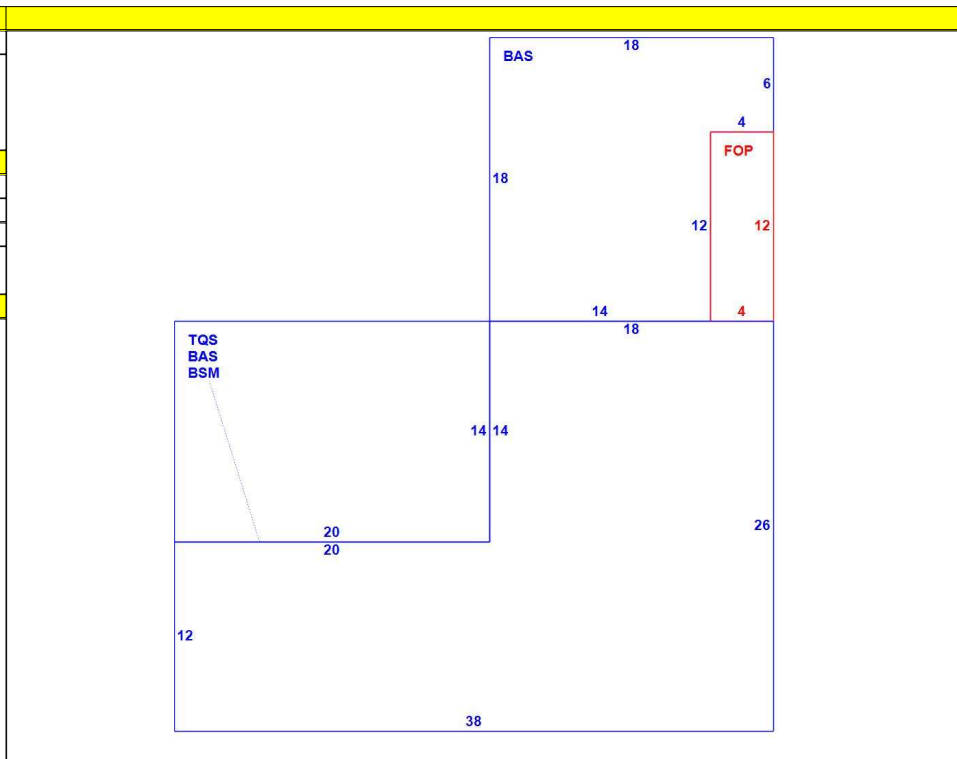
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES									
ADD 100% FIN 1/89									

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
153	09-12-2011	MN	Maintenance	2,500		100		REROOF		04-12-2013	VGS			20	Field Review
525	10-27-2004	MN	Maintenance	1,500		100		RE ROOF BARN		09-26-2012	KP	6		30	Quality Control
12833	06-15-1993	AD	Addition	6,500	09-14-1995	100		15X27 ADD TO GARAGE		07-23-2002	K-B		1	00	Measure & Listed

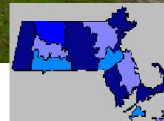
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment	Adj Unit P	Land Value
1	1090	Multi Houses	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000
1	1090	Multi Houses	WP	Residual	0.130 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.81	4,600
Total Card Land Units					1.05 AC	Parcel Total Land Area					1.05	Total Land Value			354,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	708	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75				
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	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			362,302
Interior Floor 2			Net Other Adj		16,900
Heat Fuel	02	Oil	Replace Cost		379,203
Heat Type	05	Hot Water	Year Built		1721
AC Type	01	None	Effective Year Built		1959
Bedrooms	3		Depreciation Code		P
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		62
Total Rooms	6		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	1		Percent Good		38
Gas Fireplaces	0		Cns Sect Rcnd		144,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	708		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



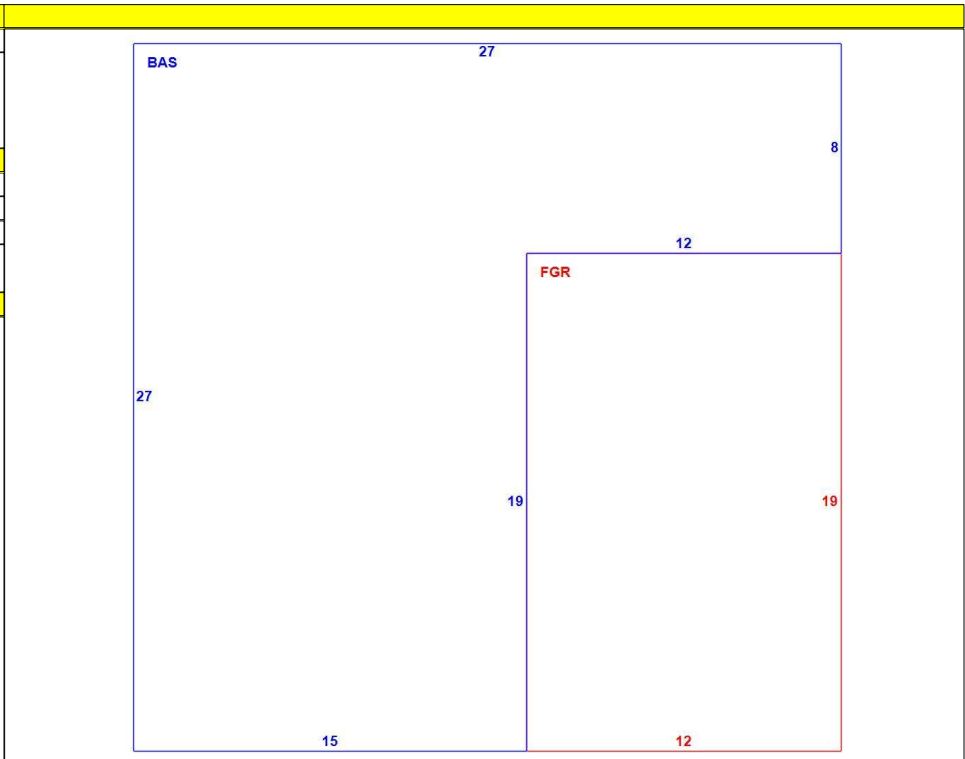
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BRN9	Barn - Liv Area	L	609	123.00	1980	A	70	C	1.00	52,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,264	1,264	1,264	168.20	212,605
BSM	Basement	0	708	142	33.74	23,884
FOP	Open Porch	0	48	7	24.53	1,177
TQS	Three Quarter Story	741	988	741	126.15	124,636
Ttl Gross Liv / Lease Area		2,005	3,008	2,154		362,302



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
CRAWFORD MERRITT 770 MAYFLOWER ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	RESIDNTL 1090 174,200 174,200 RES LAND 1090 354,600 354,600 RESIDNTL 1090 52,400 52,400					
		0	No Sewer	0	Paved	0	Average	Total		581,200	581,200						
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2506 Total Acres 1.048 Chapter Lan GIS ID F_867831_2842651		Cyclical Exemption W District Res Exem Assoc Pid#		4									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
CRAWFORD MERRITT		22828	0026	09-11-2002	U	I	100	1F	Year Code Assessed Year Code Assessed V Year Code Assessed								
		Total		540,600	Total		458,000	Total		407,400							
		2023	1090	137,800	2022	1090	120,000	2021	1090	120,000							
		1090	368,700	1090	303,900	1090	34,100	1090	34,100								
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 Appraised Bldg. Value (Card) 174,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 52,400 Appraised Land Value (Bldg) 354,600 Special Land Value 0 Total Appraised Parcel Value 581,200 Valuation Method C Total Appraised Parcel Value 581,200								
Total			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0050																	
NOTES																	
EXT MEASURE ONLY 10/27/94 AGF																	
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	
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
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0050	1.000			0.0000		0.00	0
Total Card Land Units					0.00 AC	Parcel Total Land Area					1.05	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Camp	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	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			37,326
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	04	Electric	Replace Cost		42,326
Heat Type	07	Radiant-Elec.	Year Built		1970
AC Type	01	None	Effective Year Built		1992
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	3		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		30,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	02	Slab	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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	501	501	501	63.05	31,588	
FGR	Garage	0	228	91	25.16	5,738	
Ttl Gross Liv / Lease Area		501	729	592		37,326	



770 MAYFLOWER ST

