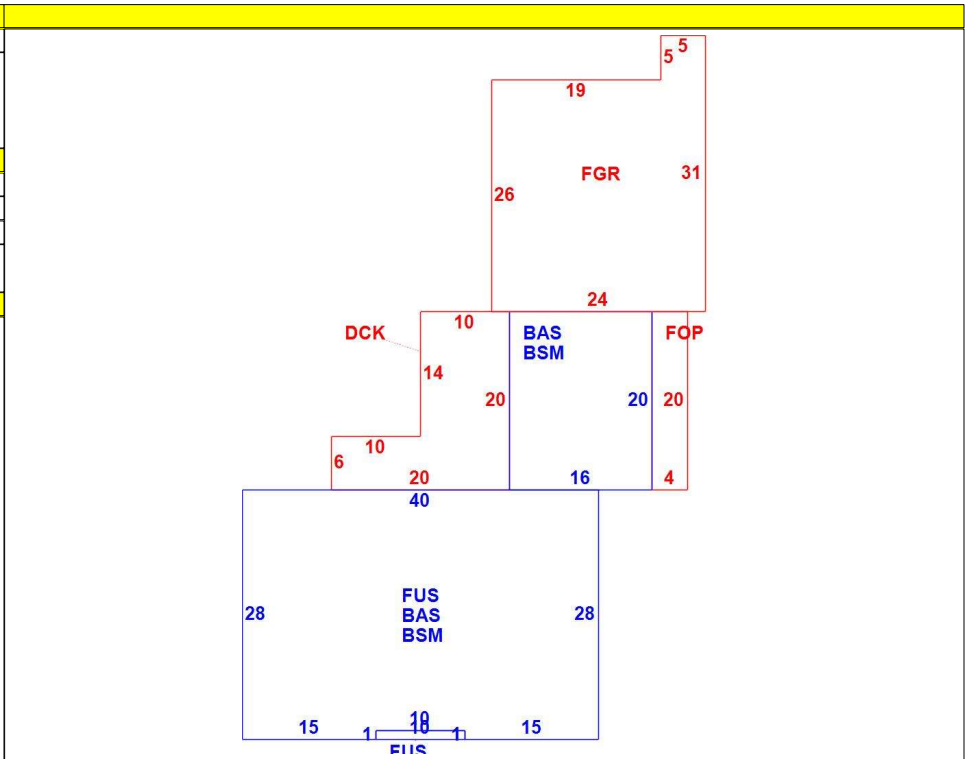


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
BIRNIE PETER V BIRNIE KATHRYN K 2 RYANS LN  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description		Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDENTL		1010	663,400	663,400									
		0	Light	RES LAND		1010	526,100	526,100													
SUPPLEMENTAL DATA																					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2550 Total Acres .918 Chapter Lan GIS ID F_863163_2845344						Cyclical 4 Exemption W District Res Exem Assoc Pid#						Total		1,189,500	1,189,500						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
BIRNIE PETER V WHITE ROGER E & ANNE K				47080	0225	06-21-2016		Q	I	720,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				14764	0325	11-04-1996		Q	I	315,000		00	2023	1010	507,800	2022	1010	465,800	2021	1010	412,100
												Total		1,133,600	Total		765,800	Total		662,100	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount		Code	Description		Number	Amount										Comm Int	
				Total		0.00															
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0080																					
NOTES																					
														Appraised Bldg. Value (Card) 663,400							
														Appraised Xf (B) Value (Bldg) 0							
														Appraised Ob (B) Value (Bldg) 0							
														Appraised Land Value (Bldg) 526,100							
														Special Land Value 0							
														Total Appraised Parcel Value 1,189,500							
														Valuation Method C							
														Total Appraised Parcel Value 1,189,500							
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		
78	11-22-2005	MS	Miscellaneous	7,900		100		ROOF						09-14-2022	SJD	10		01	Measure - No Entry		
														10-17-2016	SJD	9	1	00	Measure & Listed		
														04-12-2013	VGS			20	Field Review		
														06-05-2007	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	PD	Primary	40,003	SF	8.75	1.00000	5	1.00	0080	1.503			1.0000	13.15	526,100				
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value					526,100			

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1430	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		753,405
Interior Floor 2			Replace Cost		808,968
Heat Fuel	02	Oil	Year Built		1986
Heat Type	05	Hot Water	Effective Year Built		2003
AC Type	01	None	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		82
Extra Openings	0		Cns Sect Rcnld		663,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	650		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1430		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	1,430	1,430	1,430	240.40	343,768
BSM	Basement	0	1,430	286	48.08	68,754
DCK	Deck	0	260	26	24.04	6,250
FGR	Garage	0	649	260	96.31	62,503
FOP	Open Porch	0	80	12	36.06	2,885
FUS	Finished Upper Story	1,120	1,120	1,120	240.40	269,245
Ttl Gross Liv / Lease Area		2,550	4,969	3,134		753,405

