

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
WESTERMAN TODD & HEATHER  55 MALLARDS COVE LN  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Very Good	Description	Code	Appraised	Assessed	RESIDENTL RES LAND				1010 1010	579,800 513,400	579,800 513,400		
		0	Septic	0	Paved	0	Average													
<b>SUPPLEMENTAL DATA</b>												<b>VISION</b>								
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3036 Total Acres 3.523 Chapter Lan GIS ID F_865181_2844807				Cyclical 4 Exemption W District Res Exem Assoc Pid#				Total		1,093,200	1,093,200									
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
WESTERMAN TODD & HEATHER			54396	272	02-12-2021		U	I	749,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DAUWER PAUL			30737	0302	06-17-2005		Q	I	800,000		00	2023	1010	439,100	2022	1010	464,700	2021	1010	406,000
RUSSELL MICHAEL T			16566	0025	09-01-1998		Q	I	456,500		00		1010	550,800			400,500			387,100
LELAND JAMES F			10986	0053	05-30-1992		U	V	101,700		1L	Total		989,900	Total		865,200	Total		793,100
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												<b>APPRAISED VALUE SUMMARY</b>								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				579,800						
0060												Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				0						
										Appraised Land Value (Bldg)				513,400						
										Special Land Value				0						
										Total Appraised Parcel Value				1,093,200						
										Valuation Method				C						
										Total Appraised Parcel Value				1,093,200						
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			
QPO-21-17	01-27-2021	MN	Maintenance	9,800		100		Reroof 24 sq of roofing				04-08-2021	SJD	9		12	Property Est. - No Access			
12567-A	04-15-1993	NC	New Construct	164,000	10-17-1995	100		2STY28X38-GARU-OPNDK				01-06-2020	SJT	10		00	Measure & Listed			
12567	10-13-1992	NC	New Construct	150,000	10-17-1995	100		2 STY HSE/ELL/GAR/DK				04-12-2013	VGS			20	Field Review			
										10-19-1998	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	28,000	SF	11.71	1.00000	5	1.00	0060	1.341			V115	1.1500	18.06	505,700		
1	1010	Single Family	PD	Undevelop	2.881	AC	2,000.00	1.00000	0	1.00	0060	1.341				1.0000	0.06	7,700		
Total Card Land Units					3.52	AC	Parcel Total Land Area					3.52	Total Land Value					513,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1591	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
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	1591				

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

COST / MARKET VALUATION		
Net Other Adj		698,829
Replace Cost		25,955
Year Built		1993
Effective Year Built		2001
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	20	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	80	
Cns Sect Rcnd	579,800	
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	1,607	1,607	1,607	204.75	329,040
BSM	Basement	0	1,591	318	40.93	65,112
CAN	Canopy	0	63	6	19.50	1,229
CTH	Cathedral Ceiling	0	90	9	20.48	1,843
DCK	Deck	0	377	38	20.64	7,781
FNS	Finished 90% Story	389	432	389	184.37	79,650
FOP	Open Porch	0	40	6	30.71	1,229
FUS	Finished Upper Story	1,040	1,040	1,040	204.75	212,945
Ttl Gross Liv / Lease Area		3,036	5,240	3,413		698,829

