

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WARE ROGER W			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
40 INDUSTRIAL DRIVE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	568,000	568,000	
E BRIDGEWATE MA 02333		SUPPLEMENTAL DATA			RES LAND	1010	353,000	353,000		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4389 Total Acres 1.003 Chapter Lan GIS ID F_863812_2842809		Cyclical 4 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	8,700	8,700		
							Total	929,700	929,700	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WARE ROGER W		44556 0087	07-23-2014	Q	I	620,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BAYRAMSHIAN RICHARD J & JANET M T		14129 0121	02-08-1996	U	I	1	1F	2023	1010	611,900	2022	1010	532,900	2021	1010	477,200
									1010	366,900		1010	302,400		1010	252,000
									1010	6,300		1010	6,300		1010	3,500
							Total	985,100	Total	841,600	Total	732,700				

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES									
NO STOVE IN EXTRA KITCHEN									
METAL I BEAM SUPPORT IN ENTIRE BSM									
FUNCTIONAL ADJ DUE TO OVER IMPROVEMENT									

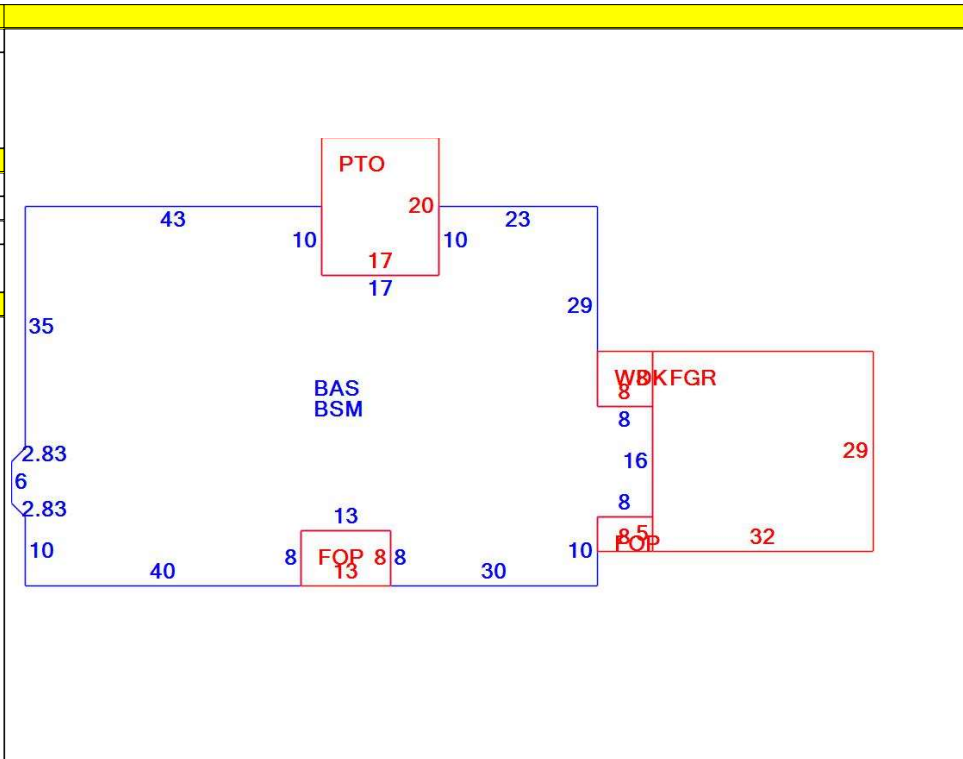
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									568,000
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									8,700
Appraised Land Value (Bldg)									353,000
Special Land Value									0
Total Appraised Parcel Value									929,700
Valuation Method									C
Total Appraised Parcel Value									929,700

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
BPO-23-226	08-17-2023	NC	New Construct	88,350		0		18X40 INGRND POOL		09-03-2014	SJD	9	1	00	Measure & Listed
20010269	07-09-2001	NC	New Construct	12,500	06-15-2002	100		16X29 & 5X8 ADD		04-12-2013	VGS			20	Field Review
20010135	04-20-2001	NC	New Construct	258,700	08-04-2003	100		SINGLE FAMILY DWELL		03-25-2003	KP		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	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	0.086	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	3,000	
Total Card Land Units					1.00	AC	Parcel Total Land Area			1.00	Total Land Value			353,000		

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	4389	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	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			954,711
Interior Floor 2			Net Other Adj		41,760
Heat Fuel	03	Gas	Replace Cost		996,471
Heat Type	05	Hot Water	Year Built		2001
AC Type	03	Central	Effective Year Built		2008
Bedrooms	5		Depreciation Code		A
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		13
Total Rooms	10		Functional Obsol		30
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	1		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		57
Gas Fireplaces	0		Cns Sect Rcnld		568,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	4389		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
GNR	GENERATOR	L	1	12400.00	2001	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,435	4,435	4,435	166.38	737,913
BSM	Basement	0	4,435	887	33.28	147,583
FGR	Garage	0	928	371	66.52	61,728
FOP	Open Porch	0	144	22	25.42	3,660
PTO	Patio	0	340	17	8.32	2,829
WDK	Deck	0	64	6	15.60	998
Ttl Gross Liv / Lease Area		4,435	10,346	5,738		954,711

