

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>								
TWO TWEEDLES LLC  116 TOBEY GARDEN ST  DUXBURY MA 02332			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed			Total 625,700 625,700						
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	271,100	271,100									
				0 Light		RES LAND	1010	353,500	353,500									
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	1,100	1,100									
Alt Prcl ID		Scnd Home LEASED		Cyclical 4														
Tax Class T		Total Acres 1.018		District W														
Chapter Lan		GIS ID F_862243_2843161		Res Exem														
				Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
TWO TWEEDLES LLC		44319 0028	05-14-2014	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
BRAYER THOMAS B & COLLEEN B		43783 0203	11-01-2013	Q	I	335,000	00	2023	1010	219,300	2022	1010	200,400	2021	1010	168,700		
HORESTA GEORGE & ROSEMARY TT		29987 0238	02-14-2005	U	I	100	1F		1010	367,600		1010	303,000		1010	252,500		
HORESTA GEORGE J		29778 0221	01-03-2005	U	I	100	1F		1010	700		1010	700		1010	700		
Total								587,600		Total		504,100		Total		421,900		
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										
0050																		
NOTES																		
BUILDING PERMIT RECORD																		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments					Date	Id	Type	Is	Cd	Purpose/Result
													09-12-2017	SJD			20	Field Review
													01-28-2014	JLF	9	1	00	Measure & Listed
													04-12-2013	VGS			20	Field Review
													11-07-2011	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	350,000			
1	1010	Single Family	RC	Residual	0.100 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	3,500			
Total Card Land Units					1.02 AC	Parcel Total Land Area					1.02	Total Land Value					353,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level	Bsmt Area	567	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			330,749
Interior Floor 2	14	Carpet	Net Other Adj		26,000
Heat Fuel	03	Gas	Replace Cost		356,749
Heat Type	04	Forced Air-Duc	Year Built		1970
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures			Depreciation %		24
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	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		271,100
Sq Ft Fin Bsmt	380		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	567		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS BSM	BAS	FGR
27	27	27
21	19	12
BAS      21      2		

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
PTO	Patio	L	100	15.00	1985	A	70	C	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,122	1,122	1,122	242.31	271,868	
BSM	Basement	0	567	113	48.29	27,381	
FGR	Garage	0	324	130	97.22	31,500	
Ttl Gross Liv / Lease Area		1,122	2,013	1,365		330,749	

