

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
BRENNAN JAMES J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed							
BRENNAN CHRISTINE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	484,200	484,200							
4 COLONIAL DR				0 Light		RES LAND	1010	470,200	470,200							
SUPPLEMENTAL DATA						RESIDNTL	1010	60,300	60,300							
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2448 Total Acres .92 Chapter Lan GIS ID F_860841_2842956		Cyclical 1 Exemption W District Res Exem Assoc Pid#				Total	1,014,700	1,014,700						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PRIMIANO STEPHEN		58379 39	10-20-2023	Q	I	900,000	00	Year	Code	Assessed	Year	Code	Assessed			
BRENNAN CHRISTINE		58373 147	10-18-2023	U	I	1	1A	2023	1010	371,500	2022	1010	341,000			
BRENNAN JAMES J		43636 0342	09-24-2013	Q	I	585,000	00		1010	504,700		1010	320,700			
MCMENAMY KAREN M TT		20958 0293	11-23-2001	U	I	10	1F		1010	37,400		1010	37,400			
		Total						Total	913,600	Total	699,100	Total	657,000			
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								
0060																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
13465	10-20-1994	RM	Remodel	4,000		100		KITC,BTHRM,ADD SHOWR	09-26-2018	JLF	10		01	Measure - No Entry		
									03-11-2014	SJD	9		12	Property Estimated - No Ac		
									04-12-2013	VGS			20	Field Review		
									07-31-2006	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	RC	Primary	40,075 SF	8.75	1.00000	5	1.00	0060	1.341			1.0000	11.73	470,200
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			470,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1386	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
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	Net Other Adj		566,524
Interior Floor 2			Replace Cost		46,328
Heat Fuel	02	Oil	Year Built		1977
Heat Type	05	Hot Water	Effective Year Built		2000
AC Type	01	None	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		21
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		79
Extra Openings	0		Cns Sect Rcnld		484,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	574		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1386		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
SPL2	Ing Pool-Good	L	920	89.00	1984	A	70	C	1.00	57,300
SHD1	Shed	L	60	21.00	1985	A	70	C	1.00	900
SHD1	Shed	L	144	21.00	1984	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,512	1,512	1,512	206.23	311,825
BSM	Basement	0	1,386	277	41.22	57,127
DCK	Deck	0	218	22	20.81	4,537
FUS	Finished Upper Story	936	936	936	206.23	193,035
Ttl Gross Liv / Lease Area		2,448	4,052	2,747		566,524

