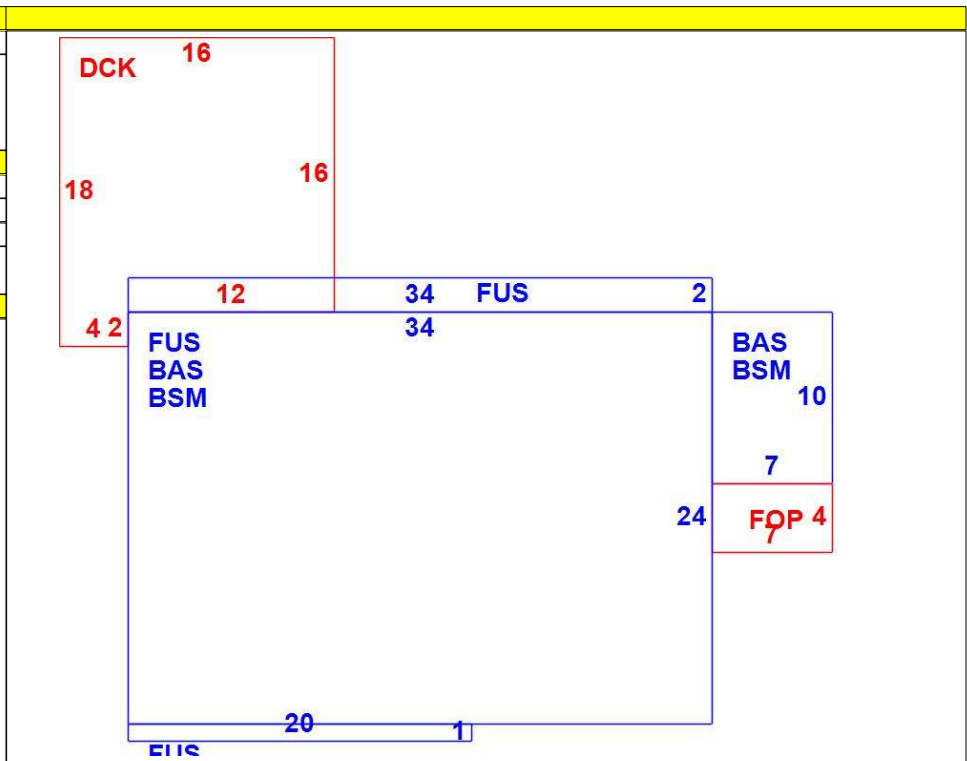


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
PRITCHARD BARRY PRITCHARD SHAND J I 218 BOLAS RD DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	314,200	314,200									
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1790 Total Acres 1.018 Chapter Lan GIS ID F_864542_2842266		Cyclical 4 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	353,600	353,600									
								RESIDNTL	1010	28,600	28,600									
								Total		696,400	696,400									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
PRITCHARD BARRY		7927	0196	08-12-1987		Q	I	215,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
											2023	1010	228,300	2022	1010	214,300	2021	1010	193,500	
												1010	508,800		1010	323,300		1010	311,900	
												1010	18,400		1010	18,400		1010	18,400	
											Total		755,500	Total		556,000	Total		523,800	
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												APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch												
0050																				
NOTES																				
												Appraised Bldg. Value (Card)				314,200				
												Appraised Xf (B) Value (Bldg)				0				
												Appraised Ob (B) Value (Bldg)				28,600				
												Appraised Land Value (Bldg)				353,600				
												Special Land Value				0				
												Total Appraised Parcel Value				696,400				
												Valuation Method				C				
												Total Appraised Parcel Value				696,400				
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-22-456 210	12-15-2022 10-04-2010	AD MS	Addition Miscellaneous	150,500 4,854	05-01-2023 09-01-2011	0 100		392sf addition connecting existin 12X16 ACCESS BLDG				05-01-2023 09-12-2018 04-12-2013 09-01-2011	SJT SJD VGS KP	5		07 20 20 00	Measure - Info @ Door Field Review Field Review 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	WP	Residual	0.102	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.81	3,600			
Total Card Land Units					1.02	AC	Parcel Total Land Area					1.02	Total Land Value			353,600				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	886	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		428,902
Heat Fuel	03	Gas	Replace Cost		13,650
Heat Type	04	Forced Air-Duc	Year Built		442,552
AC Type	03	Central	Effective Year Built		1973
Bedrooms	4		Depreciation Code		1992
Full Baths	1		Remodel Rating		A
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	8		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		71
Gas Fireplaces	0		Cns Sect Rcnld		314,200
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	886		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
FGR1	Garage - 1 Sto	L	576	52.00	1980	F	55	C	1.00	16,500
SHD1	Shed	L	192	21.00	2011	G	85	C	1.00	3,400
GNR	GENERATOR	L	1	12400.00	2021	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	886	886	886	214.77	190,289
BSM	Basement	0	886	177	42.91	38,015
DCK	Deck	0	264	26	21.15	5,584
FOP	Open Porch	0	28	4	30.68	859
FUS	Finished Upper Story	904	904	904	214.77	194,155
Ttl Gross Liv / Lease Area		1,790	2,968	1,997		428,902

