

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
JORDAN ROBERT F III			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed						
JORDAN ELLEN LEE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	293,600	293,600						
20 CHRISTINA CT				0 Light		RES LAND	1010	353,200	353,200						
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	1,400	1,400						
Alt Prcl ID		Cyclical 4													
Scnd Home		Exemption													
Tax Class T		W													
Tot Fin Area 1656		District													
Total Acres 1.008		Res Exem													
Chapter Lan															
GIS ID F_868189_2840741		Assoc Pid#													
							Total	648,200	648,200						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
JORDAN ROBERT F III		4904 0151	10-31-1980	U	I	71,000	1	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	224,600	2022	1010	206,000		
									1010	367,300		1010	302,700		
									1010	900		1010	900		
							Total	592,800	Total	509,600	Total	440,200			
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	
									04-12-2013	VGS			20	Field Review	
									08-08-2007	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.090 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.82	3,200
Total Card Land Units					1.01 AC	Parcel Total Land Area					1.01	Total Land Value			353,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	792	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
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			385,800
Interior Floor 2			Net Other Adj		27,690
Heat Fuel	03	Gas	Replace Cost		413,491
Heat Type	05	Hot Water	Year Built		1970
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	7		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		293,600
Sq Ft Fin Bsmt	432		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	792		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<b>FUS</b>		
<b>BAS</b>		
<b>BSM</b>		
	22	
		DCK
		8
		6
	36	
<b>FUS</b>	36	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
SHD1	Shed	L	96	21.00	1985	A	70	C	1.00	1,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	792	792	792	212.10	167,979
BSM	Basement	0	792	158	42.31	33,511
DCK	Deck	0	48	5	22.09	1,060
FUS	Finished Upper Story	864	864	864	212.10	183,250
Ttl Gross Liv / Lease Area		1,656	2,496	1,819		385,800



5 CHRISTINA CT