

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
EEL RIVER PROPETIES LLC PO BOX 94 DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	RES LAND 1060 364,100 RESIDNTL 1060 32,800							
		0	No Sewer	0	Paved	0	Average	Total		396,900	396,900								
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area Total Acres 1.32 Chapter Lan GIS ID F_864940_2836371		Cyclical 4 Exemption W District Res Exem Assoc Pid#													
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
EEL RIVER PROPETIES LLC COLLARI DENNIS L TT		51742	284	10-03-2019	U	I	275,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
		14325	0133	04-30-1996	U	I	100	1F	2023	1060	378,600	2022	1060	312,100	2021	1060	264,500		
		Total								403,800		Total		337,300		Total		289,700	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int		APPRAISED VALUE SUMMARY							
				Total				0.00				Appraised Bldg. Value (Card) 0							
												Appraised Xf (B) Value (Bldg) 0							
												Appraised Ob (B) Value (Bldg) 32,800							
												Appraised Land Value (Bldg) 364,100							
												Special Land Value 0							
												Total Appraised Parcel Value 396,900							
												Valuation Method C							
												Total Appraised Parcel Value 396,900							
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				
BP-19-383	11-27-2019	DM		15,000	03-10-2020	100		Demo Existing Dwelling											
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	1060	Vacant W/ Ob	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000		
1	1060	Vacant W/ Ob	RC	Residual	0.402	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.81	14,100		
Total Card Land Units					1.32	AC	Parcel Total Land Area					1.32	Total Land Value			364,100			

CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style	99	Vacant Land	Bsmt Area		
Model	00	Vacant	Bsmt Type		
Grade			Unfin Area		
Stories			CONDO DATA		
Occupancy			Parcel Id		C
Exterior Wall 1					Own
Exterior Wall 2					B
Roof Structure					S
Roof Cover			Adjust Type	Code	Description
Interior Wall 1					Factor%
Interior Wall 2			Condo Flr		
Interior Floor 1			Condo Unit		
Interior Floor 2			COST / MARKET VALUATION		
Heat Fuel					0
Heat Type			Net Other Adj		
AC Type			Replace Cost		
Bedrooms			Year Built		
Full Baths			Effective Year Built		
Half Baths			Depreciation Code		
Extra Fixtures			Remodel Rating		
Total Rooms			Year Remodeled		
Bath Style			Depreciation %		
Kitchen Style			Functional Obsol		
Extra Kitchens			External Obsol		
Fireplaces			Trend Factor		1.000
Extra Openings			Condition		
Gas Fireplaces			Condition %		
Sq Ft Fin Bsmt			Percent Good		
FBM Quality			Cns Sect Rcnld		
Foundation			Dep % Ovr		
Bsmt Garage			Dep Ovr Comment		
Bsmt Area			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

No Sketch

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	900	52.00	1987	A	70	C	1.00	32,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0

