

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
BRADFORD WILLIAM C JR 301 ELM ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	RESIDNTL 1010 591,200 591,200 RES LAND 1010 472,700 472,700 RESIDNTL 1010 12,700 12,700								
		0	No Sewer	0	Paved	0	Average													
				0	Medium															
SUPPLEMENTAL DATA										Total		1,076,600	1,076,600							
Alt Prcl ID		Scnd Home		Cyclical		6														
Tax Class T		Tot Fin Area 3209		District		Res Exem														
Total Acres .988		Chapter Lan		Assoc Pid#																
GIS ID F_867552_2834688																				
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
BRADFORD WILLIAM C JR			48031	0233	01-23-2017		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed			
BRADFORD WILLIAM C JR			41707	0049	07-27-2012		Q	I	560,000		00	2023	1010	446,500	2022	1010	407,300			
LOHMEYER KLAUS & SARA			23044	0071	10-04-2002		Q	I	332,000		00		1010	507,300		1010	322,300			
YOUSE NOMINEE TRUST			20483	0255	09-04-2001		U	I	100		1F		1010	2,800		1010	2,800			
YOUSE CLIFFORD F			16508	0306	08-17-1998		Q	I	210,000		00	Total		956,600	Total		732,400	Total		659,600
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		Appraised Bldg. Value (Card) 591,200										
0060										Appraised Xf (B) Value (Bldg) 0										
						Appraised Ob (B) Value (Bldg) 12,700														
						Appraised Land Value (Bldg) 472,700														
						Special Land Value 0														
						Total Appraised Parcel Value 1,076,600														
						Valuation Method C														
						Total Appraised Parcel Value 1,076,600														
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					
QPO-23-27	09-01-2023	MN	Maintenance	12,134		100		AIR SEALING & CELLULOSE IN		11-03-2020	SJT	10		20	Field Review					
542	11-21-2005	AD	Addition	225,000	05-27-2009	100		1ST & 2ND AND GARAGE OP		04-12-2013	VGS			20	Field Review					
456	09-03-2003	AD	Addition	12,000	10-18-2004	100		16 X 26 DECK		05-28-2009	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	0060	1.341					1.0000	11.74	469,400		
1	1010	Single Family	RC	Residual	0.070	AC 35,000.00	1.00000	5	1.00	0060	1.341					1.0000	1.08	3,300		
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value					472,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1353	
Model	01	Residential	Bsmt Type	01	
Grade	06	Good	Unfin Area	0.00	Slab
Stories	2				
Occupancy	1		CONDO DATA		
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			727,901
Interior Floor 2			Net Other Adj		20,445
Heat Fuel	02	Oil	Replace Cost		748,347
Heat Type	05	Hot Water	Year Built		1975
AC Type	01	None	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		21
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		591,200
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	1353		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
SHD1	Shed	L	240	21.00	1980	A	70	C	1.00	3,500
SHD1	Shed	L	36	21.00	1980	A	70	C	1.00	500
GNR	GENERATOR	L	1	12400.00	2022	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	1,443	1,443	1,443	192.72	278,094	
BSM	Basement	0	1,353	271	38.60	52,227	
DCK	Deck	0	396	40	19.47	7,709	
FGR	Garage	0	729	292	77.19	56,274	
FNS	Finished 90% Story	1,728	1,920	1,728	173.45	333,019	
FOP	Open Porch	0	22	3	26.28	578	
Ttl Gross Liv / Lease Area		3,171	5,863	3,777		727,901	

