

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SOSSONG CHRISTOPHER			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
8 GARDNER RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	602,800	602,800	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	470,300	470,300		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2855 Total Acres .92 Chapter Lan GIS ID F_865606_2838799		Cyclical 4 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	41,500	41,500		
						Total		1,114,600	1,114,600	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SOSSONG CHRISTOPHER		49652 0206	03-30-2018	Q	I	692,500	00	Year	Code	Assessed	Year	Code	Assessed
GEARY JOHN J & GEARY JUDY W		9044 0023	03-22-1989	Q	I	362,500	00	2023	1010	453,400	2022	1010	380,600
									1010	504,800		1010	320,800
									1010	17,800		1010	17,800
						Total		976,000	Total	719,200	Total	710,000	

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 602,800			
									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 41,500			
									Appraised Land Value (Bldg) 470,300			
									Special Land Value 0			
									Total Appraised Parcel Value 1,114,600			
									Valuation Method C			
						Total	0.00		Total Appraised Parcel Value 1,114,600			

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-23-28	09-14-2023	MN	Maintenance	125,700		100		ROOFING/SIDING/WINDOWS	12-10-2018	SJD	9	1	07	Measure - Info @ Door
13624	04-21-1995	NC	New Construct	3,000	05-28-1996	100		10X12 UTILITY SHED	04-12-2013	VGS			20	Field Review
13609	04-07-1995	NC	New Construct	15,000	05-28-1996	100		16X40 & 12X16 IGR PL	10-23-2007	BSB			01	Measure - No Entry

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	40,082 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,300
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			470,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1698	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		742,938
Heat Type	05	Hot Water	Replace Cost		50,206
AC Type	06	Partial	Year Built		1987
Bedrooms	5		Effective Year Built		1997
Full Baths	3		Depreciation Code		A
Half Baths	1		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	9		Depreciation %		24
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		76
Sq Ft Fin Bsmt	525		Cns Sect Rcnld		602,800
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1698		Misc Imp Ovr Comment		
			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	120	21.00	1995	A	70	C	1.00	1,800
SPL1	Ing Pool - Ave	L	640	64.00	1995	A	70	C	1.00	28,700
HTB	Hot Tub	L	1	10500.00	1995	A	70	B	1.50	11,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,770	1,770	1,770	214.17	379,072
BSM	Basement	0	1,698	340	42.88	72,816
DCK	Deck	0	376	38	21.64	8,138
FGR	Garage	0	576	230	85.52	49,258
FHS	Finished Half Story	182	364	182	107.08	38,978
FOP	Open Porch	0	40	6	32.12	1,285
TQS	Three Quarter Story	903	1,204	903	160.62	193,391
Ttl Gross Liv / Lease Area		2,855	6,028	3,469		742,938

