

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
TOSCA GEORGE P JR TOSCA REBECCA A 100 WINTER ST DUXBURY MA 02332				0 Water 0 No Sewer		0 Arterial 0 Paved 0 Heavy		0 Average 0 Average		Description	Code	Appraised	Assessed							
SUPPLEMENTAL DATA										RES LAND				1320		18,600		18,600		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 0 Total Acres .53 Chapter Lan GIS ID F_863209_2835858				Cyclical Exemption W District Res Exem Assoc Pid#						Total				18,600		18,600				
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
TOSCA GEORGE P JR			8097 0202		10-29-1987	U	V	1		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
											2023	1320	19,300	2022	1320	15,900	2021	1320	13,300	
			Total								19,300		Total		15,900		Total		13,300	
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)			0				
0050													Appraised Xf (B) Value (Bldg)			0				
													Appraised Ob (B) Value (Bldg)			0				
													Appraised Land Value (Bldg)			18,600				
													Special Land Value			0				
													Total Appraised Parcel Value			18,600				
													Valuation Method			C				
													Total Appraised Parcel Value			18,600				
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		
										01-01-2018 AO 3 99 Vacant Land										
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	1320	Vacant Land - Un	RC	Residual	0.530 AC	35,000.00	1.00000	5	1.00	0050	1.000				1.0000		0.81	18,600		
Total Card Land Units					0.53 AC	Parcel Total Land Area					0.53	Total Land Value					18,600			

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description	No Sketch				
Style	99	Vacant Land	Bsmt Area							
Model	00	Vacant	Bsmt Type							
Grade			Unfin Area							
Stories										
Occupancy			CONDO DATA							
Exterior Wall 1			Parcel Id		C	Owne				
Exterior Wall 2						B	S			
Roof Structure			Adjust Type	Code	Description	Factor%				
Roof Cover			Condo Flr							
Interior Wall 1			Condo Unit							
Interior Wall 2			COST / MARKET VALUATION							
Interior Floor 1						0				
Interior Floor 2			Net Other Adj							
Heat Fuel			Replace Cost							
Heat Type			Year Built							
AC Type			Effective Year Built			0				
Bedrooms			Depreciation Code							
Full Baths			Remodel Rating							
Half Baths			Year Remodeled							
Extra Fixtures			Depreciation %							
Total Rooms			Functional Obsol							
Bath Style			External Obsol							
Kitchen Style			Trend Factor			1.000				
Extra Kitchens			Condition							
Fireplaces			Condition %							
Extra Openings			Percent Good							
Gas Fireplaces			Cns Sect Rcnd							
Sq Ft Fin Bsmt			Dep % Ovr							
FBM Quality			Dep Ovr Comment							
Foundation			Misc Imp Ovr							
Bsmt Garage			Misc Imp Ovr Comment							
Bsmt Area			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
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				