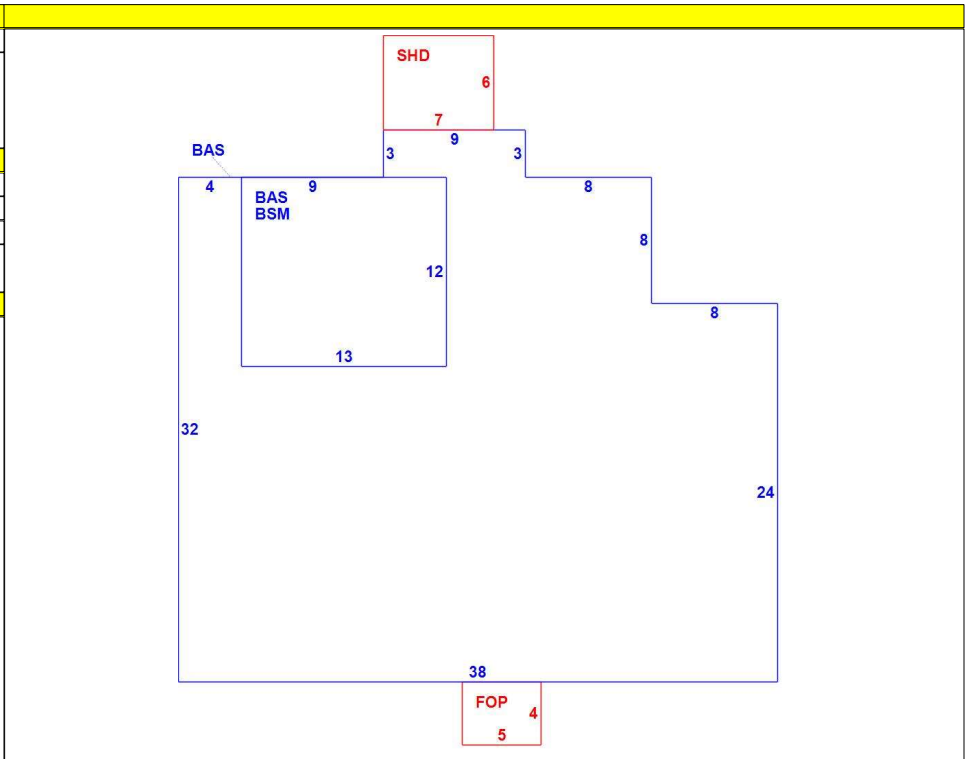


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
SJOSTEDT JOHN M JR SJOSTEDT CATHERINE S 238 KINGSTOWN WAY  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	76,000	76,000									
		<b>SUPPLEMENTAL DATA</b>		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1335 Total Acres .49 Chapter Lan GIS ID F_863182_2835960		Cyclical Exemption W District Res Exem Assoc Pid#		RES LAND	1010	296,200	296,200									
								RESIDNTL	1010	1,400	1,400									
								Total		373,600	373,600									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
SJOSTEDT JOHN M JR		4880	0300	09-19-1980		U	I	4,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
											2023	1010	24,900	2022	1010	24,800	2021	1010	24,800	
												1010	307,800		1010	258,300		1010	207,400	
												1010	900		1010	1,300		1010	1,300	
		Total									333,600		Total		284,400		Total		233,500	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2024	41D	ELDERLY	1000.00																	
			Total				1,000.00													
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				76,000						
0050										Appraised Xf (B) Value (Bldg)				0						
										Appraised Ob (B) Value (Bldg)				1,400						
										Appraised Land Value (Bldg)				296,200						
										Special Land Value				0						
										Total Appraised Parcel Value				373,600						
										Valuation Method				C						
										Total Appraised Parcel Value				373,600						
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			
												07-11-2023	SJD	6		30	Quality Control			
												03-02-2016	JLF	0	1	00	Measure & Listed			
												04-12-2013	VGS			20	Field Review			
												09-05-2007	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	21,344 SF	14.61	1.00000	5	1.00	0050	1.000			TN95	0.9500	14.61	296,200			
Total Card Land Units					0.49 AC	Parcel Total Land Area					0.49	Total Land Value					296,200			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	156	
Model	01	Residential	Bsmt Type	03	
Grade	02	Below Average	Unfin Area	156.00	Partial
Stories	1		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	01	Minimum	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	02	Minimum			141,933
Interior Floor 2			Net Other Adj		4,250
Heat Fuel	03	Gas	Replace Cost		146,183
Heat Type	04	Forced Air-Duc	Year Built		1900
AC Type	01	None	Effective Year Built		1973
Bedrooms	3		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		48
Total Rooms	5		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		52
Gas Fireplaces	0		Cns Sect Rcnld		76,000
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	156		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	96	21.00	1980	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	1,335	1,335	1,335	102.55	136,908
BSM	Basement	0	156	31	20.38	3,179
FOP	Open Porch	0	20	3	15.38	308
SHD	Attached Shed	0	42	15	36.63	1,538
Ttl Gross Liv / Lease Area		1,335	1,553	1,384		141,933

