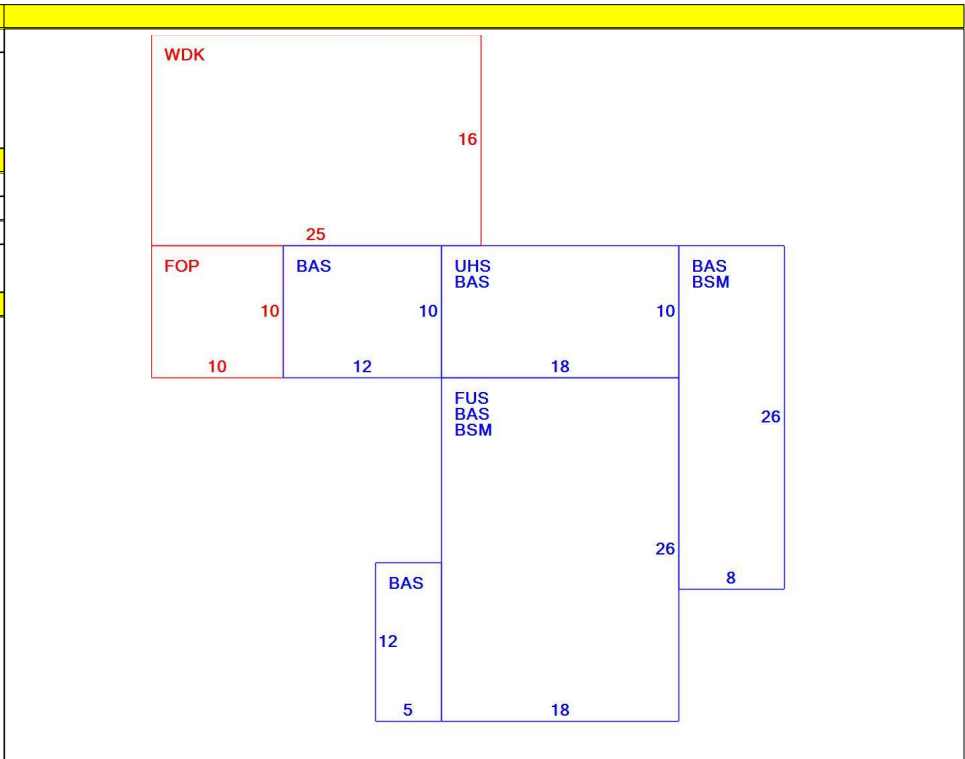


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
TOSCA REBECCA A 100 WINTER ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description		Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL		1010	177,100	177,100								
		SUPPLEMENTAL DATA		RES LAND		RESIDNTL		RESIDNTL		1010	377,000	377,000								
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1236 Total Acres 1.688 Chapter Lan GIS ID F_862995_2835938		Cyclical 2 Exemption W District Res Exem Assoc Pid#		Total		556,200		556,200												
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
TOSCA REBECCA A		8097	0202	10-29-1987		U	I	90,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
											2023	1010	135,700	2022	1010	111,400	2021	1010	113,500	
												1010	392,000		1010	323,100		1010	269,300	
												1010	1,400		1010	1,400		1010	1,400	
		Total									529,100		Total		435,900		Total		384,200	
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)				177,100						
0050										Appraised Xf (B) Value (Bldg)				0						
										Appraised Ob (B) Value (Bldg)				2,100						
										Appraised Land Value (Bldg)				377,000						
										Special Land Value				0						
										Total Appraised Parcel Value				556,200						
										Valuation Method				C						
										Total Appraised Parcel Value				556,200						
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				
2014-208	07-24-2014	AD	Addition	4,500	08-20-2018	100		BUMP OUT SIDE OF DWELLIN			08-20-2018	JLF	5		01	Measure - No Entry				
2012-285	10-31-2012	DM	Demolish	135	07-17-2013	100		DEMO EXISTING GARAGE			07-17-2013	BH			00	Measure & Listed				
261	12-27-2011	AD	Addition	56,850	07-17-2013	100		8X26 1 STY ADD			04-12-2013	VGS			20	Field Review				
14	10-26-2011	MS	Miscellaneous	3,500	06-15-2012	100		10X12 SHED			09-26-2007	BSB		1	00	Measure & Listed				
14964	05-28-1998	NC	New Construct	1,500	01-01-1999	100		10X10 ROOF OVER DECK												
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	0050	1.000			1.0000	8.75	350,000				
1	1010	Single Family	RC	Residual	0.770	AC 35,000.00	1.00000	5	1.00	0050	1.000	50% TOP0-REAR LOT,DEPTH		1.0000	0.80	27,000				
Total Card Land Units					1.69	AC	Parcel Total Land Area					1.69	Total Land Value			377,000				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	468	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	90.00	Full
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			258,013
Interior Floor 2			Net Other Adj		6,375
Heat Fuel	02	Oil	Replace Cost		264,386
Heat Type	04	Forced Air-Duc	Year Built		1865
AC Type	03	Central	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	6		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		67
Gas Fireplaces	0		Cns Sect Rcnld		177,100
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	468		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	2011	G	85	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,036	1,036	1,036	148.37	153,709	
BSM	Basement	0	676	135	29.63	20,030	
FOP	Open Porch	0	100	15	22.26	2,226	
FUS	Finished Upper Story	468	468	468	148.37	69,436	
UHS	Unfinished Half Story	0	180	45	37.09	6,677	
WDK	Deck	0	400	40	14.84	5,935	
Ttl Gross Liv / Lease Area		1,504	2,860	1,739		258,013	

