

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
RANNEY JAMES T & ERIN SHAW TT SOUTH STREET NOMINEE TRUST 244 SOUTH ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code			Appraised	Assessed		
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			983,600	983,600		
		SUPPLEMENTAL DATA		0		Medium	RES LAND	1010	353,200			353,200			
Alt Prcl ID		Cyclical		4	RESIDNTL	1010	10,500	10,500							
Scnd Home		Exemption													
Tax Class T		W													
Tot Fin Area 1115		District													
Total Acres 1.008		Res Exem													
Chapter Lan															
GIS ID F_864691_2836024		Assoc Pid#													
							Total		1,347,300	1,347,300					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
RANNEY JAMES T & ERIN SHAW TT		43513 0056	08-20-2013	U	I	165,000	1	Year	Code	Assessed	Year	Code	Assessed		
CONANT CHRISTOPHER P		42058 0226	10-05-2012	U	I	126,000	1	2023	1010	769,400	2022	1010	644,900		
BELCHER WALTER K		42058 0221	10-05-2012	U	I	116,000	1S		1010	367,300		1010	302,700		
CHANG HENRY K		7885 0131	07-27-1987	U	I		1L		1010	7,700		1010	7,700		
								Total		1,144,400	Total		955,300		
								Total			Total		880,500		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int						
Total			0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0050															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
2016-237	07-20-2016	RM	Remodel	40,000		100		1000' OF BASEMENT	01-02-2018	JLF	3		30	Quality Control	
2014-93	04-16-2014	RM	Remodel	90,000	05-13-2015	100		REFURBISH GUEST HOUSE A	05-13-2015	JLF	5	1	00	Measure & Listed	
2013-130	06-11-2013	NC	New Construct	200,000	05-19-2014	100		SIN FAM DWELLING 1ST FL 14	05-19-2014	JLF	5	1	00	Measure & Listed	
									04-12-2013	VGS			20	Field Review	
									10-11-2012	KP	6		30	Quality Control	
									12-03-2007	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	350,000
1	1010	Single Family	RC	Residual	0.090 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	3,200
Total Card Land Units					1.01 AC	Parcel Total Land Area					1.01	Total Land Value			353,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area		
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					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1000				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area					

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

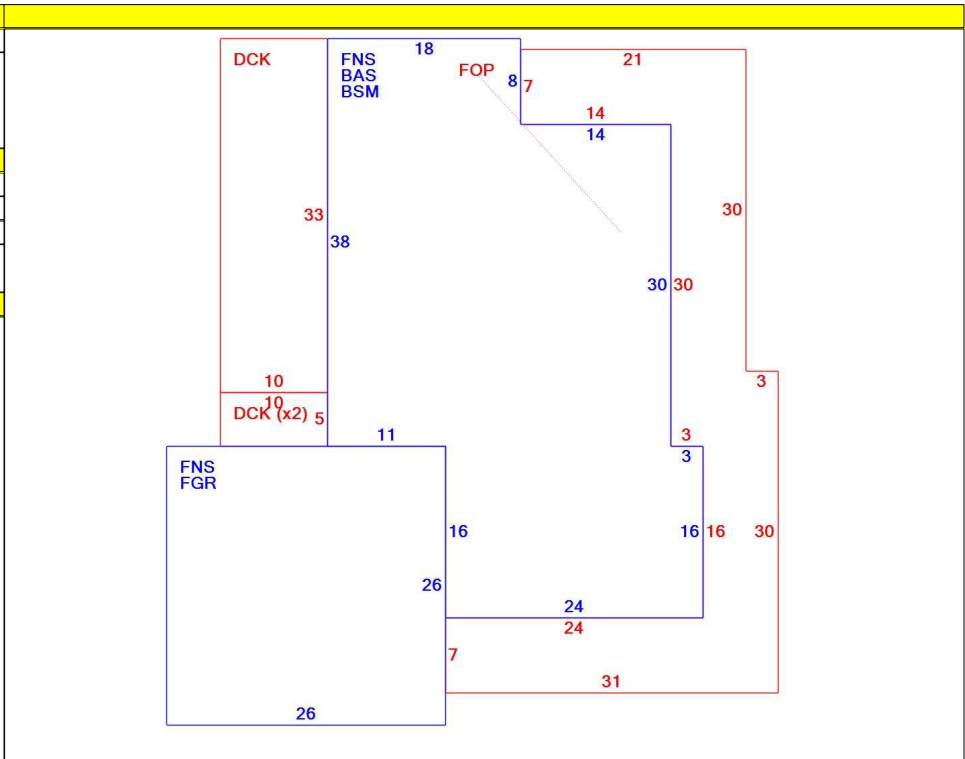
COST / MARKET VALUATION	
Net Other Adj	829,088
Replace Cost	63,510
Year Built	892,598
Effective Year Built	2014
Depreciation Code	2013
Remodel Rating	A
Year Remodeled	
Depreciation %	8
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	92
Cns Sect Rcnld	821,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

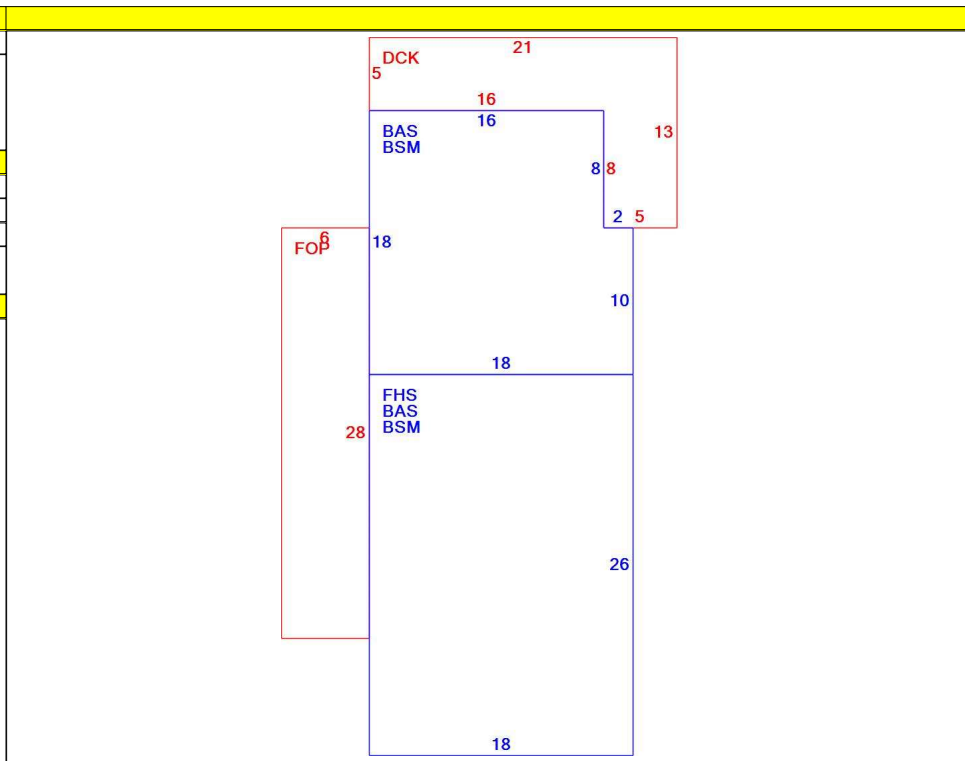
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
GNR	GENERATOR	L	1	12400.00	2014	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,488	1,488	1,488	199.64	297,058
BSM	Basement	0	1,488	298	39.98	59,492
DCK	Deck	0	430	43	19.96	8,584
FGR	Garage	0	676	270	79.74	53,902
FNS	Finished 90% Story	1,948	2,164	1,948	179.71	388,891
FOP	Open Porch	0	707	106	29.93	21,161
Ttl Gross Liv / Lease Area		3,436	6,953	4,153		829,088



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	776	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	776.00	Full
Stories	1.5				
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			223,684
Interior Floor 2	14	Carpet	Net Other Adj		5,000
Heat Fuel	02	Oil	Replace Cost		228,684
Heat Type	04	Forced Air-Duc	Year Built		1780
AC Type	03	Central	Effective Year Built		1992
Bedrooms	0		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures			Depreciation %		29
Total Rooms	3		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens			Condition		
Fireplaces			Condition %		
Extra Openings			Percent Good		71
Gas Fireplaces			Cns Sect Rcnld		162,400
Sq Ft Fin Bsmt			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	776		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	
BAS	First Floor	776	776	776	185.63	144,049	
BSM	Basement	0	776	155	37.08	28,773	
DCK	Deck	0	145	15	19.20	2,784	
FHS	Finished Half Story	234	468	234	92.82	43,437	
FOP	Open Porch	0	168	25	27.62	4,641	
Ttl Gross Liv / Lease Area		1,010	2,333	1,205		223,684	

