

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
DEEGAN RORY TT RORY DEEGAN REVOCABLE TRUST 119 KINGS TOWN WAY DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		595,700	595,700
		SUPPLEMENTAL DATA		0	Heavy			RES LAND	1090		356,500	356,500
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2990 Total Acres 1.108 Chapter Lan GIS ID F_863990_2834315		Cyclical Exemption W District Res Exem		2		RESIDNTL	1090	100,700	100,700			
								Total		1,052,900	1,052,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DEEGAN RORY TT	57449	255	11-23-2022	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed
DEEGAN RORY	49232	0086	11-28-2017	U	I	575,000	1	2023	1090	547,400	2022	1090	464,700
PIZZI GARY & MAY STEVEN	47601	0151	10-14-2016	U	I	320,000	1S		1090	370,900		1090	305,700
SANTANDER BANK N A	46245	0291	11-05-2015	U	I	415,695	1L		1090	58,000		1090	58,000
DORMADY MICHAEL LEO & PATRICIA C	4685	0020	07-09-1979	U	I	49,000	1	Total		976,300	Total		828,400
								Total		735,100	Total		735,100

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								APPRAISED VALUE SUMMARY					
											Appraised Bldg. Value (Card)				595,700	
											Appraised Xf (B) Value (Bldg)				0	
											Appraised Ob (B) Value (Bldg)				100,700	
											Appraised Land Value (Bldg)				356,500	
											Special Land Value				0	
											Total Appraised Parcel Value				1,052,900	
											Valuation Method				C	
											Total Appraised Parcel Value				1,052,900	

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0050							

NOTES									

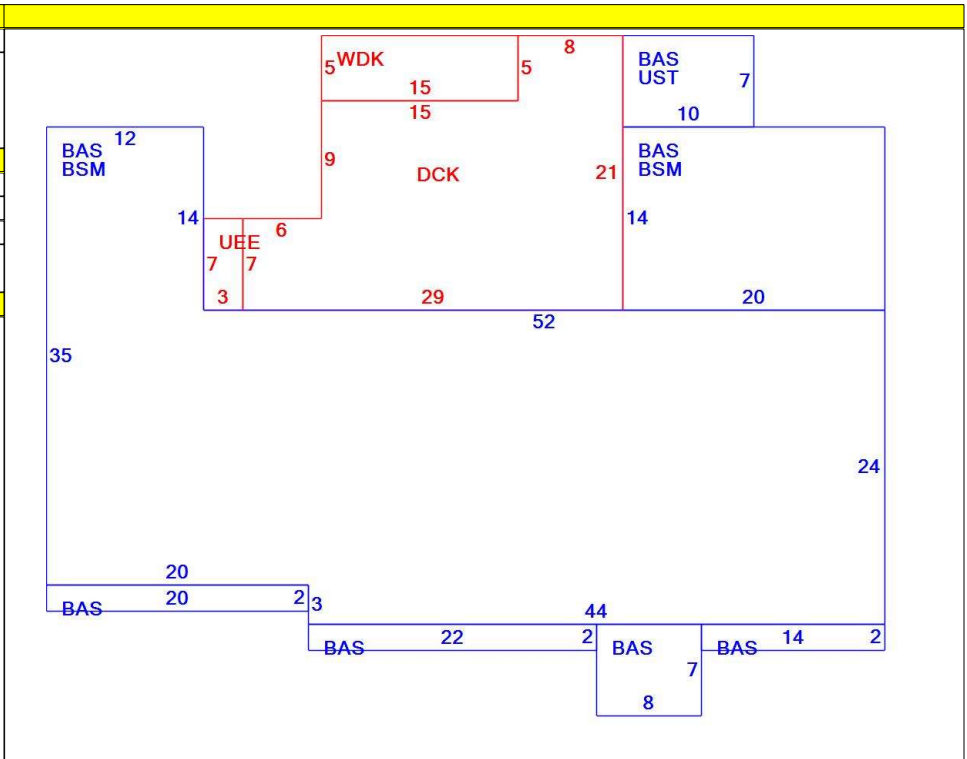
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-24	01-19-2021	MN	Maintenance	3,700		100		Attic Floor Insulation.		04-09-2018	SJD	9		01	Measure - No Entry
176	05-15-2002	AD	Addition	6,000	09-29-2003	100		5X24 TO GAR W DRMR		04-12-2013	VGS			20	Field Review
10299	04-06-1987	AD	Addition			100		24X30 + APT OVER GAR		09-29-2007	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	1090	Multi Houses	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000	
1	1090	Multi Houses	RC	Residual	0.187	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	6,500	
Total Card Land Units					1.11	AC	Parcel Total Land Area					1.11	Total Land Value					356,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1924	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1		CONDO DATA		
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	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		503,866
Interior Floor 2			Replace Cost		59,670
Heat Fuel	03	Gas	Year Built		1969
Heat Type	05	Hot Water	Effective Year Built		1997
AC Type	03	Central	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	3		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnld		428,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1000		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1924		Cost to Cure Ovr Comment		

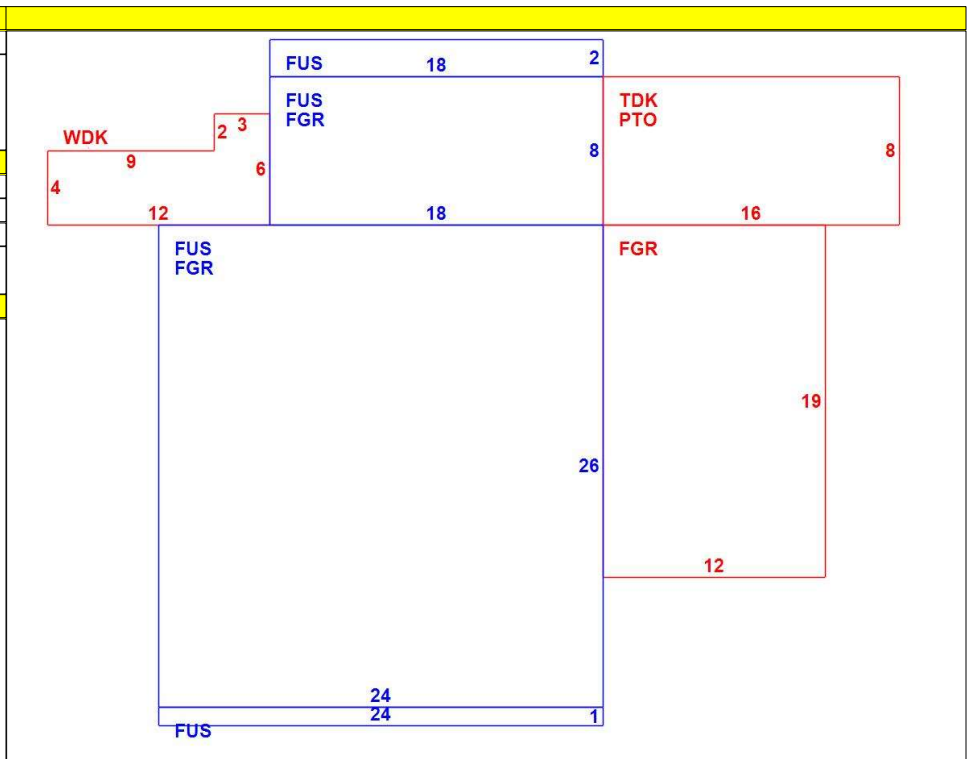
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BTH	Cabana	L	264	106.00	1985	A	70	C	1.00	19,600
SPL1	Ing Pool - Ave	L	800	64.00	1985	A	70	C	1.00	35,800
SHD1	Shed	L	192	21.00	1987	A	70	C	1.00	2,800
CABN	Cabin	L	288	76.00	1985	A	70	B	1.50	23,000
PTO	Patio	L	1,860	15.00	1985	A	70	C	1.00	19,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,162	2,162	2,162	191.44	413,889
BSM	Basement	0	1,924	385	38.31	73,704
DCK	Deck	0	450	45	19.14	8,615
UEE	Unfin. Enclosed Entry	0	21	7	63.81	1,340
UST	Unfinished Utility Area	0	70	25	68.37	4,786
WDK	Deck	0	75	8	20.42	1,532
Ttl Gross Liv / Lease Area		2,162	4,702	2,632		503,866



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		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		595,700	595,700				
		SUPPLEMENTAL DATA		Cyclical Exemption W		2	Heavy	RES LAND	1090		356,500	356,500				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2990 Total Acres 1.108 Chapter Lan GIS ID F_863990_2834315		Cyclical Exemption W District Res Exem		2	Assoc Pid#	RESIDNTL	1090	100,700	100,700							
						Total		1,052,900	1,052,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DEEGAN RORY TT		57449 255	11-23-2022	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed			
DEEGAN RORY		49232 0086	11-28-2017	U	I	575,000	1	2023	1090	547,400	2022	1090	464,700			
PIZZI GARY & MAY STEVEN		47601 0151	10-14-2016	U	I	320,000	1S		1090	370,900		1090	305,700			
SANTANDER BANK N A		46245 0291	11-05-2015	U	I	415,695	1L		1090	58,000		1090	58,000			
DORMADY MICHAEL LEO & PATRICIA C		4685 0020	07-09-1979	U	I	49,000	1	Total		976,300	Total		828,400			
								Total		735,100	Total		735,100			
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																
GAR WITH APARTMENT ABOVE CALL 2ND RES (D)																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0050	1.000		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					1.11	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure	07	Gambrel	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	Net Other Adj		221,287
Interior Floor 2			Replace Cost		8,000
Heat Fuel	04	Electric	Year Built		229,288
Heat Type	07	Radiant-Elec.	Effective Year Built		1982
AC Type	01	None	Depreciation Code		1994
Bedrooms	1		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		27
Extra Fixtures	0		Functional Obsol		
Total Rooms	3		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	0		Cns Sect Rcnld		167,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	02	Slab	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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
FGR	Garage	0	996	398	70.74	70,458
FUS	Finished Upper Story	828	828	828	177.03	146,581
PTO	Patio	0	128	6	8.30	1,062
TDK	Trex Deck	0	128	13	17.98	2,301
WDK	Deck	0	54	5	16.39	885
Ttl Gross Liv / Lease Area		828	2,134	1,250		221,287

