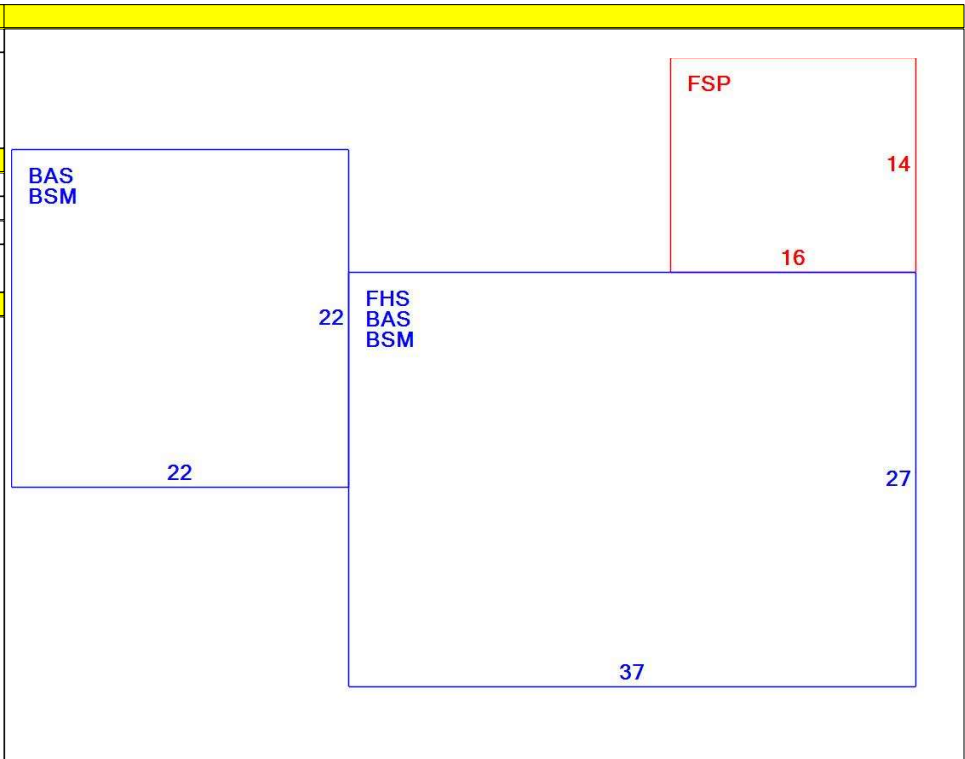


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
CARVER ANITA L TT ANITA L CARVER LIVING TRUST 52 WOODRIDGE RD  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		662,900	662,900			
		SUPPLEMENTAL DATA		Cyclical Exemption W		6		RES LAND	1090		368,400	368,400			
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3026 Total Acres 2.048 Chapter Lan GIS ID F_867128_2830897		District Res Exem		Assoc Pid#		RESIDNTL	1090	1,800	1,800				
						Total				1,033,100	1,033,100				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CARVER ANITA L TT		44842 0276	10-15-2014	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed		
CARVER ANITA L		29304 0158	10-22-2004	U	I	100	1F	2023	1090	499,300	2022	1090	413,300		
CARVER REALTY TRUST		LCC97 0	06-28-2000	U	I	100	1F		1090	385,500		1090	318,100		
CARVER ANITA L		LCC96 0	08-20-1999	U	I	100	1A		1090	1,200		1090	1,200		
FRANCES PROUTY BAILEY TRUST		LCC74 0	10-31-1989	U	I	1	1	Total		886,000	Total		732,600		
		Total						Total		683,200	Total		683,200		
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															
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	
51	02-13-2004	RM	Remodel	15,000	08-07-2004	100		COMBINE 2 RMS INTO 1	08-27-2019	SJT	2		20	Field Review	
5	04-22-2003	AD	Addition		08-07-2004	100		SHED 10X12X9	04-12-2013	VGS			20	Field Review	
17	01-05-2002	AD	Addition	10,000	01-08-2003	100		2x12 & 4x28 ADDS	11-26-2004	KP		1	00	Measure & Listed	
20000508	12-27-2000	NC	New Construct	65,000	07-09-2003	100		GAR W 2ND F2NDFLR							
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	ROUTE 3A AND NEARBY RT 3	TN95	0.9500	332,500
1	1090	Multi Houses	RC	Residual	1.130 AC	35,000.00	0.90796	5	1.00	0050	1.000		1.0000	0.73	35,900
Total Card Land Units					2.05 AC	Parcel Total Land Area					2.05	Total Land Value			368,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1483	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.5		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			Owne
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			553,424
Interior Floor 2			Net Other Adj		15,225
Heat Fuel	02	Oil	Replace Cost		568,649
Heat Type	05	Hot Water	Year Built		1920
AC Type	01	None	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	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnd		381,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1483		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	2004	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,483	1,483	1,483	238.03	353,001
BSM	Basement	0	1,483	297	47.67	70,696
FHS	Finished Half Story	500	999	500	119.14	119,016
FSP	Screened Porch	0	224	45	47.82	10,711
Ttl Gross Liv / Lease Area		1,983	4,189	2,325		553,424



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
CARVER ANITA L TT ANITA L CARVER LIVING TRUST 52 WOODRIDGE RD  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	662,900	662,900		
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3026 Total Acres 2.048 Chapter Lan GIS ID F_867128_2830897		Cyclical Exemption W District Res Exem Assoc Pid#		RES LAND	1090	368,400	368,400		RESIDNTL
								Total		1,033,100	1,033,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CARVER ANITA L TT	44842	0276	10-15-2014	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
CARVER ANITA L	29304	0158	10-22-2004	U	I	100	1F	2023	1090	499,300	2022	1090	413,300	2021	1090	416,900	
CARVER REALTY TRUST	LCC97	0	06-28-2000	U	I	100	1F		1090	385,500		1090	318,100		1090	265,100	
CARVER ANITA L	LCC96	0	08-20-1999	U	I	100	1A		1090	1,200		1090	1,200		1090	1,200	
FRANCES PROUTY BAILEY TRUST	LCC74	0	10-31-1989	U	I	1	1	Total		886,000	Total		732,600	Total		683,200	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES			
FAM.ROOM/WET BAR/EXERCISE ROOM/FULL BATH AND 1/2 BATH 1ST FLOOR/2 CAR UNDER			

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

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					2.05	Total Land Value				0



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.95				
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	01	None			
Bedrooms	0				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	2				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA			
Parcel Id	C	Owne	
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj			300,044
Replace Cost			9,750
Year Built			309,794
Effective Year Built			2001
Depreciation Code			2012
Remodel Rating			E
Year Remodeled			
Depreciation %			9
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			91
Cns Sect Rcnld			281,900
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

FNS B&B	8	FUS BAS	BAS
10	4.4	10	4
10		10	
24		24	12
			18
			28

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	296	296	296	232.23	68,741
FGR	Garage	0	704	282	93.02	65,489
FNS	Finished 90% Story	634	704	634	209.14	147,235
FUS	Finished Upper Story	80	80	80	232.23	18,579
Ttl Gross Liv / Lease Area		1,010	1,784	1,292		300,044

