

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
BITHELL, RENIE 52 TROUT FARM LN DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	252,300	252,300									
		SUPPLEMENTAL DATA		0	Medium			RES LAND	1010	302,600	302,600									
		Alt Prcl ID		Cyclical		2		RESIDNTL	1010	600	600									
		Scnd Home		Exemption				Total				555,500	555,500							
		Tax Class T		W																
		Tot Fin Area 1604		District																
		Total Acres .43		Res Exem																
		Chapter Lan		Assoc Pid#																
		GIS ID F_862479_2834076																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
BITHELL RENIE				58207	297	08-22-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
BITHELL, RENIE				52438	153	03-06-2020	Q	I	405,000	00	2023	1010	221,200	2022	1010	200,400	2021	1010	167,800	
FLAHERTY PATRICIA				17580	0338	06-21-1999	Q	I	241,500	00		1010	314,900		1010	264,900		1010	214,700	
													1010	400		1010	400		1010	500
				Total								Total	536,500	Total	465,700	Total		383,000		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int		APPRAISED VALUE SUMMARY								
												Appraised Bldg. Value (Card)								
				Total		0.00						Appraised Xf (B) Value (Bldg)								
												Appraised Ob (B) Value (Bldg)								
												Appraised Land Value (Bldg)								
												Special Land Value								
												Total Appraised Parcel Value								
												Valuation Method								
												Total Appraised Parcel Value								
												555,500								
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					
12139	12-02-1991	RM	Remodel			100		STOVE IN LIV RM		03-03-2021	SJD	9	6	01	Measure - No Entry					
										10-02-2019	SJD	4		20	Field Review					
										04-12-2013	VGS			20	Field Review					
										10-09-2007	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	PD	Primary	18,585	SF	16.28	1.00000	5	1.00	0050	1.000				1.0000	16.28	302,600		
Total Card Land Units					0.43	AC	Parcel Total Land Area					0.43	Total Land Value					302,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	05	Average			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	350				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1008				

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

COST / MARKET VALUATION				
Net Other Adj				289,066
Replace Cost				319,421
Year Built				1981
Effective Year Built				2000
Depreciation Code				G
Remodel Rating				
Year Remodeled				
Depreciation %			21	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			79	
Cns Sect Rcnld				252,300
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
SHD1	Shed	L	42	21.00	1980	A	70	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	16	2	19.12	306
BAS	First Floor	976	976	976	152.95	149,274
BSM	Basement	0	1,008	202	30.65	30,895
CTH	Cathedral Ceiling	0	348	35	15.38	5,353
DCK	Deck	0	393	39	15.18	5,965
FOP	Open Porch	0	55	8	22.25	1,224
FUS	Finished Upper Story	628	628	628	152.95	96,049
Ttl Gross Liv / Lease Area		1,604	3,424	1,890		289,066

