

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA
ONEILL LEO F JR			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	
FALLON MACDARA K			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	325,100	325,100	
70 TROUT FARM LN				0 Medium		RES LAND	1010	272,500	272,500	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1606 Total Acres .262 Chapter Lan		Cyclical 2 Exemption W District Res Exem					
GIS ID F_862126_2834653			Assoc Pid#							
						Total		597,600	597,600	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ONEILL LEO F JR	55145	252	06-15-2021	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
ONEILL LEO F JR	55122	235	06-10-2021	Q	I	525,000	00	2023	1010	283,100	2022	1010	236,900
MACQUARRIE F DOUGLAS	31872	0223	12-08-2005	Q	I	436,000	00		1010	282,100	2021	1010	203,100
WARSHAW LEON B	14470	0200	06-27-1996	Q	I	201,000	00						
TWO-COUNTY	5292	0298	06-29-1993	U	V	1	1						
								Total	565,200	Total	469,000	Total	413,800

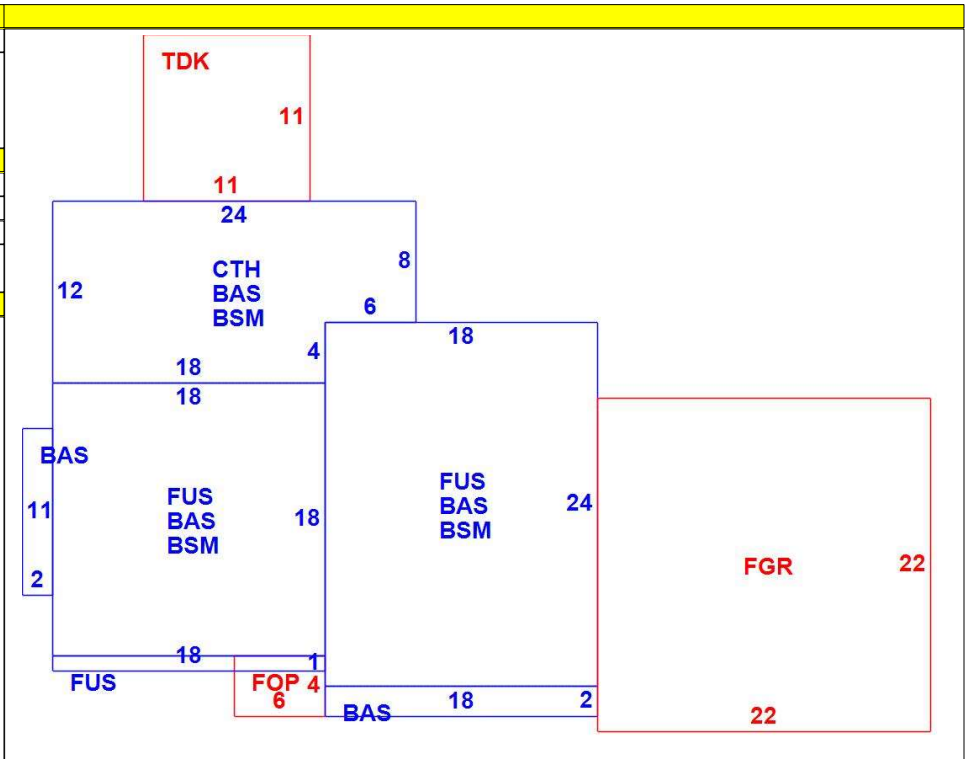
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int		
Total			0.00								

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0050					Appraised Bldg. Value (Card)			325,100
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			0
					Appraised Land Value (Bldg)			272,500
					Special Land Value			0
					Total Appraised Parcel Value			597,600
					Valuation Method			C
					Total Appraised Parcel Value			597,600

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-21-429	12-28-2021	MN	Maintenance	22,800		100	12-28-2021	STRIP & REROOF 2STYW/ATTGAR+DK+FPRC	11-10-2021	SJD	9		01	Measure - No Entry
12882	07-26-1993	NC	New Construct	124,000	01-01-1994	100			10-02-2019	SJD	4		20	Field Review
									04-12-2013	VGS			20	Field Review
									12-01-2007	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	11,420	SF	23.86	1.00000	5	1.00	0050	1.000	EASMT "A"	1.0000	23.86	272,500
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value			272,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1020	
Model	01	Residential	Bsmt Type	00	N/A
Grade	05	Ave/Good	Unfin Area	0.00	
Stories	2		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		362,319
Interior Floor 2			Replace Cost		20,150
Heat Fuel	02	Oil	Year Built		382,469
Heat Type	05	Hot Water	Effective Year Built		1993
AC Type	03	Central	Depreciation Code		2006
Bedrooms	2		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	0		Cns Sect Rcnld		325,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1020		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	1,078	1,078	1,078	158.08	170,410
BSM	Basement	0	1,020	204	31.62	32,248
CTH	Cathedral Ceiling	0	264	26	15.57	4,110
FGR	Garage	0	484	194	63.36	30,668
FOP	Open Porch	0	24	4	26.35	632
FUS	Finished Upper Story	774	774	774	158.08	122,354
TDK	Trex Deck	0	121	12	15.68	1,897
Ttl Gross Liv / Lease Area		1,852	3,765	2,292		362,319

