

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
Resident			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
Resident			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	514,000	514,000	
xxxxxx				0 Light		RES LAND	1010	350,400	350,400	
xxxxxx						RESIDNTL	1010	63,700	63,700	
<b>SUPPLEMENTAL DATA</b>										
xxxxxx			Alt Prcl ID	Cyclical	2					
xxxxxx			Scnd Home	Exemption						
xxxxxx	xxx	xxxxxx	Tax Class T	W						
			Tot Fin Area 1977	District						
			Total Acres .924	Res Exem						
			Chapter Lan							
			GIS ID F_861073_2834816	Assoc Pid#						
							Total	928,100	928,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Resident		43315 0104	07-08-2013	Q	I	521,250	00	Year	Code	Assessed	Year	Code	Assessed
		41480 0292	06-07-2012	U	I	1	1A	2023	1010	390,600	2022	1010	364,300
		4012 0452	08-16-1974	U	I	51,000	1		1010	364,700	2021	1010	300,600
									1010	30,900		1010	30,900
							Total	786,200	Total	695,800	Total	627,700	

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES	
DID NOT VIEW 1ST FL DEN-DOG 10/13 JF	

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
2016-15	07-19-2016	MS	Miscellaneous	4,000		100		CONSTRUCT 10 X 20 ' UTILITY	12-01-2022	SJT	10		00	Measure & Listed
2015-86	04-13-2015	RM	Remodel	3,200		100		INSTALL A LVL BETWEEN KITC	10-22-2013	JLF	9		00	Measure & Listed
2015-50	04-13-2015	RM	Remodel	13,200		100		KITCHEN/BATHROOM REMOD	04-12-2013	VGS			20	Field Review
2013-165	09-10-2013	MN	Maintenance	6,000		100		REPLACE 15 WINDOWS	09-04-2007	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	8.75	350,000	
1	0101	Single Fam	rc		0.006	AC 35,000.00	1.63934	5	1.00	0050	1.000		1.3333	1.51	400	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1200	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			546,090
Interior Floor 2			Net Other Adj		18,705
Heat Fuel	03	Gas	Replace Cost		564,795
Heat Type	04	Forced Air-Duc	Year Built		1972
AC Type	03	Central	Effective Year Built		2012
Bedrooms	3		Depreciation Code		R
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		9
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		91
Gas Fireplaces	0		Cns Sect Rcnld		514,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1200		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
SPL2	Ing Pool-Good	L	740	89.00	1980	A	70	C	1.00	46,100
BTH	Cabana	L	200	106.00	2016	A	70	C	1.00	14,800
PTO	Patio	L	264	15.00	2016	A	70	C	1.00	2,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,354	1,354	1,354	228.01	308,729
BSM	Basement	0	1,200	240	45.60	54,723
DCK	Deck	0	233	23	22.51	5,244
FNS	Finished 90% Story	778	864	778	205.32	177,394
Ttl Gross Liv / Lease Area		2,132	3,651	2,395		546,090

