

| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA | | | | | | | |
|-----------------------------|------------|-------------------------|-------------|-------------------|------------|--------------|------------------------|---|--------|--------------------|------------|------------------------|----------|--------------------------------|---------------------|--------------------|---------------------------|------------|------|------|----------|
| KING VICTORIA N | | | | 0 Water | | 0 Cul-De-Sac | | 0 Average | | Description | Code | Appraised | Assessed | | | | | | | | |
| 102 OLD FARM RD | | | | 0 No Sewer | | 0 Paved | | 0 Average | | RESIDENTL | 1010 | 205,100 | 205,100 | | | | | | | | |
| | | | | | | 0 Light | | | | RES LAND | 1010 | 352,800 | 352,800 | | | | | | | | |
| DUXBURY MA 02332 | | SUPPLEMENTAL DATA | | | | | | | | | | | | VISION | | | | | | | |
| | | Alt Prcl ID | | Scnd Home | | Tax Class T | | Cyclical Exemption W | | 2 | | | | | | | | | | | |
| | | Tot Fin Area 1222 | | Total Acres .999 | | Chapter Lan | | District Res Exem | | | | | | | | | | | | | |
| | | GIS ID F_860602_2834741 | | Assoc Pid# | | | | | | Total | | 557,900 | 557,900 | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U | | V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
| KING VICTORIA N | | 41527 | 0111 | 06-18-2012 | | Q | I | | | 372,500 | | 00 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| MANGANARO MICHELLE LEE | | 28658 | 0342 | 07-14-2004 | | U | I | | | 1 | | 1F | 2023 | 1010 | 198,700 | 2022 | 1010 | 163,500 | 2021 | 1010 | 143,800 |
| STRATTON BRIAN M | | 28658 | 0320 | 07-14-2004 | | U | I | | | 1 | | 1F | | 1010 | 366,500 | | 1010 | 302,100 | | 1010 | 252,000 |
| STRATTON BRIAN M | | 18846 | 0206 | 09-01-2000 | | Q | I | | | 273,000 | | 00 | | | | | | | | | |
| ROSS STEPHEN G | | 14440 | 0113 | 06-14-1996 | | Q | I | | | 195,000 | | 00 | | | | | | | | | |
| | | Total | | | | | | | | | | | Total | 565,200 | Total | 465,600 | Total | 395,800 | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | |
| Nbhd | | Nbhd Name | | B | | Tracing | | Batch | | | | | | | | | | | | | |
| 0050 | | | | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | Appraised Bldg. Value (Card) | | 205,100 | | | | | |
| | | | | | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | 0 | | | | | |
| | | | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | 0 | | | | | |
| | | | | | | | | | | | | | | Appraised Land Value (Bldg) | | 352,800 | | | | | |
| | | | | | | | | | | | | | | Special Land Value | | 0 | | | | | |
| | | | | | | | | | | | | | | Total Appraised Parcel Value | | 557,900 | | | | | |
| | | | | | | | | | | | | | | Valuation Method | | C | | | | | |
| | | | | | | | | | | | | | | Total Appraised Parcel Value | | 557,900 | | | | | |
| 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 | | | | |
| 12597 | 11-02-1992 | MN | Maintenance | | | 100 | | STOVE IN FIREPLACE | | | | 11-29-2022 | SJT | 10 | | 12 | Property Est. - No Access | | | | |
| | | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review | | | | | |
| | | | | | | | | | | | 03-28-2013 | AO | 6 | 6 | 30 | Quality Control | | | | | |
| | | | | | | | | | | | 12-03-2007 | 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 | 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 | 1010 | Single Family | RC | Residual | 0.081 | AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | | | 1.0000 | 0.79 | 2,800 | | | |
| Total Card Land Units | | | | | 1.00 | AC | Parcel Total Land Area | | | | 1.00 | | | | Total Land Value | | 352,800 | | | | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 08 | Raised Ranch | Bsmt Area | 1222 | |
| Model | 01 | Residential | Bsmt Type | 00 | |
| Grade | 03 | Average | Unfin Area | 0.00 | N/A |
| Stories | 1 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 14 | Wood Shingle | Parcel Id | | C |
| Exterior Wall 2 | | | | | B |
| Roof Structure | 03 | Gable | Adjust Type | Code | Description |
| Roof Cover | 03 | Asphalt | Condo Flr | | |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 256,386 |
| Interior Floor 2 | | | Net Other Adj | | 32,550 |
| Heat Fuel | 02 | Oil | Replace Cost | | 288,936 |
| Heat Type | 05 | Hot Water | Year Built | | 1970 |
| AC Type | 01 | None | Effective Year Built | | 1992 |
| Bedrooms | 4 | | Depreciation Code | | A |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 0 | | Year Remodeled | | |
| Extra Fixtures | 1 | | Depreciation % | | 29 |
| Total Rooms | 7 | | Functional Obsol | | |
| Bath Style | 02 | Average | External Obsol | | |
| Kitchen Style | 02 | Average | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | 47 |
| Fireplaces | 1 | | Condition % | | |
| Extra Openings | 1 | | Percent Good | | 71 |
| Gas Fireplaces | 0 | | Cns Sect Rcnld | | 205,100 |
| Sq Ft Fin Bsmt | 650 | | Dep % Ovr | | |
| FBM Quality | 02 | Low Quality | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 2 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 1222 | | Cost to Cure Ovr | | |
| | | | Cost to Cure Ovr Comment | | |

| | | | | |
|-----|-----|-----|-----|-----|
| BAS | BSM | CAN | FEP | DCK |
| | | | 16 | 12 |
| 47 | | | 16 | 8 |
| 47 | | | | |

| 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 | 1,222 | 1,222 | 1,222 | 158.95 | 194,237 | |
| BSM | Basement | 0 | 1,222 | 244 | 31.74 | 38,784 | |
| CAN | Canopy | 0 | 188 | 19 | 16.06 | 3,020 | |
| DCK | Deck | 0 | 128 | 13 | 16.14 | 2,066 | |
| FEP | Finished Enclosed Porch | 0 | 192 | 115 | 95.20 | 18,279 | |
| Ttl Gross Liv / Lease Area | | 1,222 | 2,952 | 1,613 | | 256,386 | |

