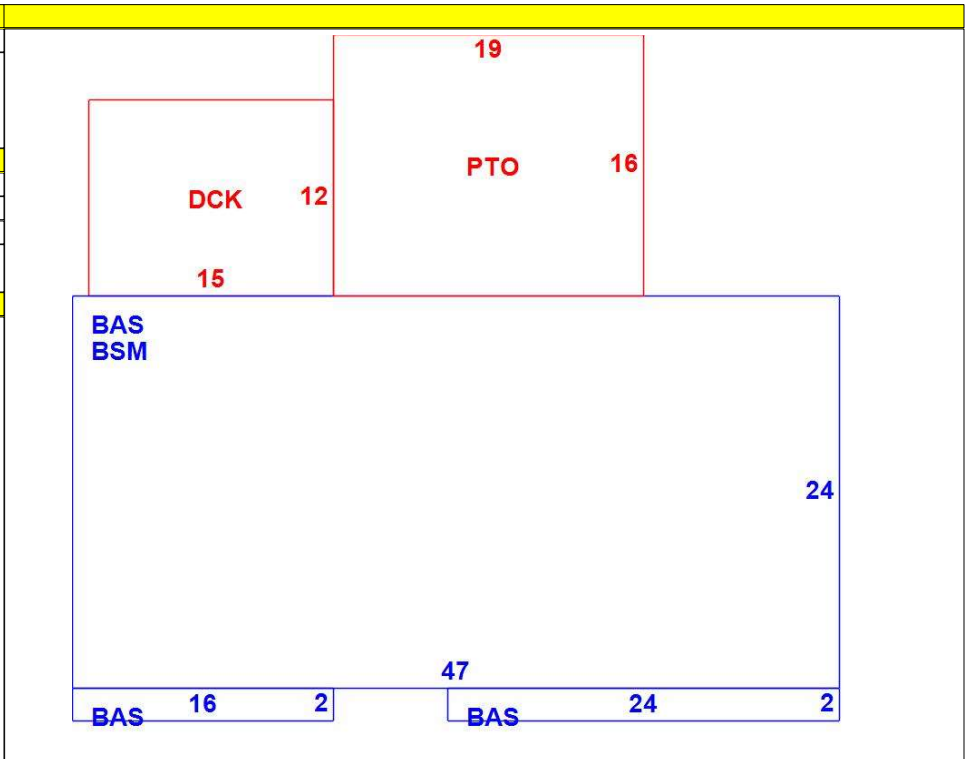


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
WALSH DANIEL J WALSH LYNN M 46 OLD FARM RD DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	190,400	190,400						
		SUPPLEMENTAL DATA		0		Light		RES LAND	1010	350,400	350,400						
		Alt Prcl ID		Cyclical 2				RESIDNTL	1010	11,700	11,700						
		Scnd Home		Exemption				Total		552,500	552,500						
		Tax Class T		W													
		Tot Fin Area 1208		District													
		Total Acres .928		Res Exem													
		Chapter Lan		Assoc Pid#													
		GIS ID F_860860_2834613															
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
WALSH DANIEL J		16657	0239	09-30-1998		Q	I	198,000		00	Year	Code	Assessed	Year	Code	Assessed	
											2023	1010	184,300	2022	1010	144,300	
												1010	364,400		1010	300,300	
												1010	800		1010	800	
											Total		549,500	Total		445,400	
											Total		379,000	Total		379,000	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int								
				Total	0.00												
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				190,400			
0050										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				11,700			
										Appraised Land Value (Bldg)				350,400			
										Special Land Value				0			
										Total Appraised Parcel Value				552,500			
										Valuation Method				C			
										Total Appraised Parcel Value				552,500			
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
2012-268	10-16-2012	BP	Bldg Permit	13,000	07-17-2013	100		REMOVE AND REPLACE EXIST				11-15-2022	SJT	5	20	Field Review	
2012-138	10-05-2012	MN	Maintenance	2,500	07-17-2013	100		RPL 6 WINDOWS				10-12-2021	SJT	10	00	Measure & Listed	
2	01-08-2009	MN	Maintenance	5,900		100		STRIP&REROOF				07-17-2013	BH		00	Measure & Listed	
												04-12-2013	VGS		20	Field Review	
												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	1010	Single Family	RC	Residual	0.009 AC	35,000.00	1.08695	5	1.00	0050	1.000			1.0000		1.00	400
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value					350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1128	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		240,529
Interior Floor 2			Replace Cost		27,575
Heat Fuel	03	Gas	Year Built		1971
Heat Type	05	Hot Water	Effective Year Built		1992
AC Type	06	Partial	Depreciation Code		A
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	1		Cns Sect Rcnld		190,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	583		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1128		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	80	21.00	1995	A	70	C	1.00	1,200
GNR	GENERATOR	L	1	12400.00	2022	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,208	1,208	1,208	163.96	198,064
BSM	Basement	0	1,128	226	32.85	37,055
DCK	Deck	0	180	18	16.40	2,951
PTO	Patio	0	304	15	8.09	2,459
Ttl Gross Liv / Lease Area		1,208	2,820	1,467		240,529

