

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
GAVIN JOHN L & REBECCA M 41 BUCKBOARD RD DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		404,500	404,500
				0	Medium			RES LAND	1010		350,700	350,700
SUPPLEMENTAL DATA						RESIDNTL	1010	8,700	8,700			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1870 Total Acres .936 Chapter Lan GIS ID F_864949_2834171				Cyclical 2 Exemption W District Res Exem Assoc Pid#		Total		763,900	763,900			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GAVIN JOHN L & REBECCA M		57471 68	12-01-2022	Q	I	772,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FITZGERALD JOAN K TT		38617 0324	06-11-2010	U	I	100	1A	2023	1010	291,800	2022	1010	268,100	2021	1010	243,900
FITZGERALD JOAN M		13152 0036	09-19-1994	U	I	100	1		1010	504,800		1010	320,700		1010	311,300
									1010	6,300						
								Total		802,900	Total		588,800	Total		555,200

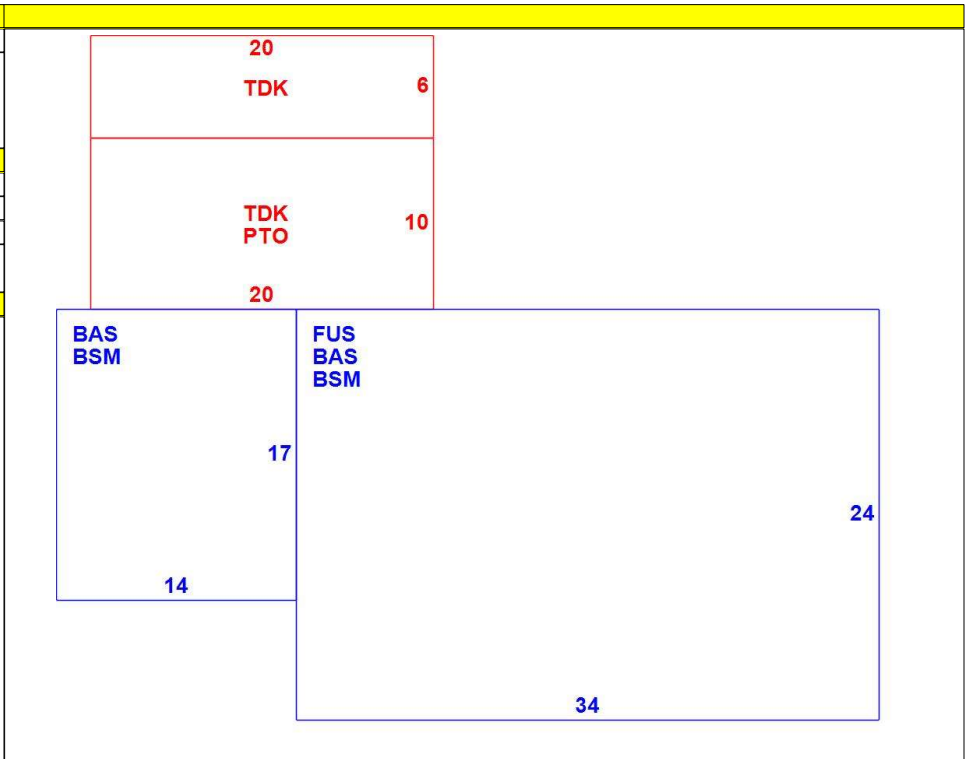
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int										
Total			0.00																

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)					404,500
0050					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					8,700
					Appraised Land Value (Bldg)					350,700
					Special Land Value					0
					Total Appraised Parcel Value					763,900
					Valuation Method					C
					Total Appraised Parcel Value					763,900

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	
2013-224	09-12-2013	RM	Remodel	14,800	07-10-2014	100		RM EXISTING KITCHEN	03-27-2023	SJD	9		01	Measure - No Entry	
2013-195	08-12-2013	MN	Maintenance	7,400	07-10-2014	100		REPAIR AN EXISTING TWO FL	11-29-2021	SJT	10		21	Field Review + GIS	
2013-0096	05-09-2013	RM	REMODEL	12,500	07-17-2013	100		REMODEL EXISTING 2ND FLR	07-10-2014	JLF	5		00	Measure & Listed	
									07-17-2013	BH			01	Measure - No Entry	
									04-12-2013	VGS			20	Field Review	
									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	0.019 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.86	700
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1054	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		463,858
Interior Floor 2			Replace Cost		35,588
Heat Fuel	04	Electric	Year Built		499,444
Heat Type	07	Radiant-Elec.	Effective Year Built		1970
AC Type	03	Central	Depreciation Code		2002
Bedrooms	4		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		19
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		81
Extra Openings	1		Cns Sect Rcnld		404,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	375		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1054		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
GNR	GENERATOR	L	1	12400.00	2013	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,054	1,054	1,054	218.49	230,290
BSM	Basement	0	1,054	211	43.74	46,102
FUS	Finished Upper Story	816	816	816	218.49	178,289
PTO	Patio	0	200	10	10.92	2,185
TDK	Trex Deck	0	320	32	21.85	6,992
Ttl Gross Liv / Lease Area		1,870	3,444	2,123		463,858

