

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
CORCORAN JOSEPH R JR CORCORAN ELIZABETH M 65 FRANKLIN TERR DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		340,100	340,100
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010		484,900	484,900
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1852 Total Acres 1.248 Chapter Lan GIS ID F_869743_2853095		Cyclical Exemption W District Res Exem		3		RESIDNTL	1010	100	100			
								Total		825,100	825,100	

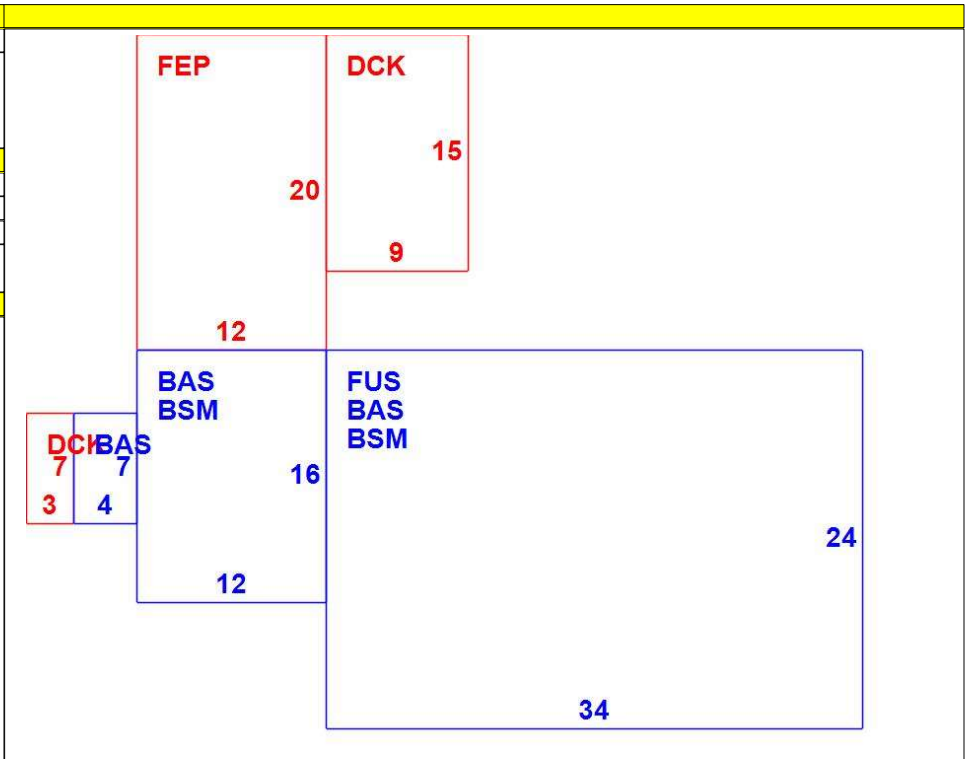
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CORCORAN JOSEPH R JR		4319 0423	08-31-1977	U	I	52,750	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	273,100	2022	1010	255,600	2021	1010	241,900
									1010	520,400		1010	330,700		1010	319,000
									1010	900		1010	900		1010	900
								Total		794,400	Total		587,200	Total		561,800

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									
0060																
NOTES																
								Appraised Bldg. Value (Card)								340,100
								Appraised Xf (B) Value (Bldg)								0
								Appraised Ob (B) Value (Bldg)								100
								Appraised Land Value (Bldg)								484,900
								Special Land Value								0
								Total Appraised Parcel Value								825,100
								Valuation Method								C
								Total Appraised Parcel Value								825,100

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
3	07-14-2004	NC	New Construct			100		RPLC SHED W/8X12 SHD			11-02-2022	SJT	10		00	Measure & Listed
12191	01-17-1992	MN	Maintenance	4,000		100		STRIP & RESHINGLE			04-12-2013	VGS			20	Field Review
11271	06-14-1989	AD	Addition			100		ADD 20'X12' & 4'X7'			09-30-2005	KP		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	0060	1.341			1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.330	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	15,500
Total Card Land Units					1.25	AC	Parcel Total Land Area					1.25	Total Land Value			484,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			447,013
Interior Floor 2			Net Other Adj		32,013
Heat Fuel	02	Oil	Replace Cost		479,026
Heat Type	05	Hot Water	Year Built		1967
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		340,100
Sq Ft Fin Bsmt	465		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1008		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
SHD1	Shed	L	8	21.00	2004	A	70	C	1.00	100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,036	1,036	1,036	201.90	209,172
BSM	Basement	0	1,008	202	40.46	40,784
DCK	Deck	0	156	16	20.71	3,230
FEP	Finished Enclosed Porch	0	240	144	121.14	29,074
FUS	Finished Upper Story	816	816	816	201.90	164,753
Ttl Gross Liv / Lease Area		1,852	3,256	2,214		447,013

