

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
KELLY CHRISTINA L			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed							
LOOK JOHN P			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	333,500	333,500							
80 HERRING WEIR RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	488,100	488,100								
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2279 Total Acres .958 Chapter Lan GIS ID F_871072_2848027			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	5,400	5,400							
						Total		827,000	827,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KELLY CHRISTINA L		52256 76	01-23-2020	Q	I	487,000	00	Year	Code	Assessed	Year	Code	Assessed			
DENICOLA BEVERLY ANN		50966 327	04-02-2019	U	I	1	1A	2023	1010	253,200	2022	1010	139,900			
DENICOLA FRANK		17031 123	01-08-1999	Q	I	393,400	00		1010	476,900		1010	402,400			
									1010	3,400		1010	3,400			
						Total		733,500	Total	545,700	Total	507,900				
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)	333,500			
0070												Appraised Xf (B) Value (Bldg)	0			
											Appraised Ob (B) Value (Bldg)	5,400				
											Appraised Land Value (Bldg)	488,100				
											Special Land Value	0				
											Total Appraised Parcel Value	827,000				
											Valuation Method	C				
											Total Appraised Parcel Value	827,000				
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
BPO-20-32	05-07-2020	MN	Maintenance	15,800	08-26-2020	100	05-18-2020	REMOVE & REPLACE RAKE B			05-25-2022	SJD	6	1	07	Measure - Info @ Door
											08-26-2020	SJT	5		20	Field Review
											01-29-2020	SJD	0	1	00	Measure & Listed
											04-12-2013	VGS			20	Field Review
											02-05-2008	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	0070	1.389		1.0000	12.16	486,200	
1	1010	Single Family	RC	Residual	0.040 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.09	1,900	
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value			488,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1268	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	04	Electric	Net Other Adj		427,612
Heat Type	13	Heat Pump 100%	Replace Cost		42,100
AC Type	01	None	Year Built		469,712
Bedrooms	4		Effective Year Built		1971
Full Baths	3		Depreciation Code		1992
Half Baths	1		Remodel Rating		A
Extra Fixtures	3		Year Remodeled		
Total Rooms	9		Depreciation %		29
Bath Style	01	Old Style	Functional Obsol		
Kitchen Style	01	Old Style	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	0		Percent Good		71
Sq Ft Fin Bsmt	692		Cns Sect Rcnd		333,500
FBM Quality	02	Low Quality	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1268		Misc Imp Ovr Comment		
			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	608	89.00	1986	P	35	E	0.25	4,700
SHD1	Shed	L	48	21.00	2000	A	70	C	1.00	700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,268	1,268	1,268	151.26	191,798
BSM	Basement	0	1,268	254	30.30	38,420
FGR	Garage	0	675	270	60.50	40,840
FOP	Open Porch	0	80	12	22.69	1,815
PTO	Patio	0	240	12	7.56	1,815
TQS	Three Quarter Story	1,011	1,348	1,011	113.45	152,924
Ttl Gross Liv / Lease Area		2,279	4,879	2,827		427,612

