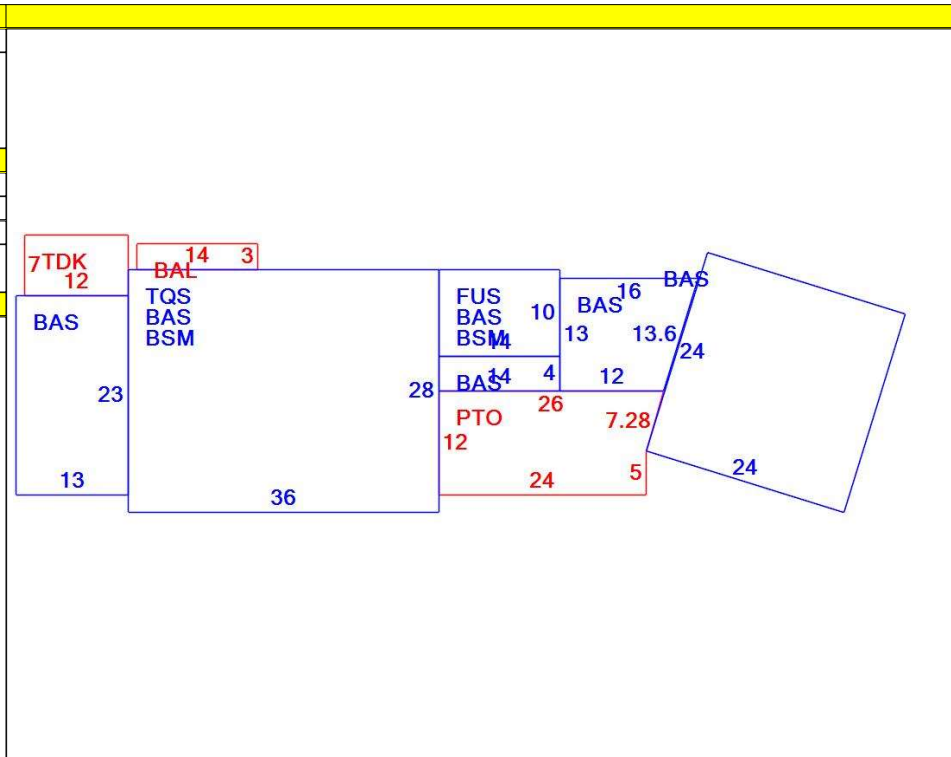


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
WELCH MOLLY S			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed								
WELCH EDMUND T IV			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	647,600	647,600								
493 WEST ST		SUPPLEMENTAL DATA			RES LAND	1010	475,000	475,000									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3122 Total Acres 1.04 Chapter Lan GIS ID F_869273_2846324			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	79,500	79,500								
						Total		1,202,100	1,202,100								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WELCH MOLLY S		LCC 127287	08-09-2018	Q	I	782,500	00	Year	Code	Assessed	Year	Code	Assessed				
LAWSON LAURA W		LCC 101279	05-21-2002	U	I	1	1F	2023	1010	487,300	2022	1010	409,100				
LAWSON KENNETH S		LCC 90355	10-04-1996	Q	I	285,000	00		1010	509,800		1010	323,900				
BATTIS ROLAND		LCC 804690	08-09-1990	Q	I	227,500	00		1010	54,000		1010	54,000				
BATTIS ROLAND		LCC 80469	08-09-1990	Q	I	227,500	00	Total		1,051,100	Total		787,000				
		Total						Total		787,000	Total		758,300				
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									
0060																	
NOTES																	
5/2017-NO PLANS TO CONTINUE ADDN																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-249	06-09-2021	RM	Remodel	13,300		100		Complete refurbishment of bathr				10-04-2018	SJD	9	1	00	Measure & Listed
2014-335	11-05-2014	AD	Addition	107,000	05-12-2015	100		DEMO EXISTING SUNROOM &				05-22-2017	JLF	5		30	Quality Control
86	04-09-2007	MS	Miscellaneous	40,000		100		INGRD16X36POOL,8'SPA				05-12-2015	JLF	5	1	01	Measure - No Entry
15226	11-27-1998	MN	Maintenance			100		INSTALL A WOOD STOVE				04-12-2013	VGS			20	Field Review
15210	11-10-1998	NC	New Construct	20,000	04-14-1999	100		10X14 2 STRY ADDITIO				11-27-2007	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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341			11.74	469,400		
1	1010	Single Family	PD	Residual	0.120	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.07	5,600		
Total Card Land Units					1.04	AC	Parcel Total Land Area					1.04	Total Land Value		475,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1148	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	494				
FBM Quality	04	Above Average			
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1148				

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		767,248	
Replace Cost		52,560	
Year Built		819,809	
Effective Year Built		1961	
Depreciation Code		2000	
Remodel Rating		VG	
Year Remodeled			
Depreciation %		21	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		79	
Cns Sect Rcnld		647,600	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
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
FGR1	Garage - 1 Sto	L	1,056	52.00	1980	A	70	C	1.00	38,400
SHD1	Shed	L	80	21.00	1981	A	70	C	1.00	1,200
SPL2	Ing Pool-Good	L	576	89.00	2006	A	70	C	1.00	35,900
SPL3	Ing Hot Tub	L	79	72.00	2006	A	70	C	1.00	4,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	42	4	21.40	899
BAS	First Floor	2,261	2,261	2,261	224.74	508,128
BSM	Basement	0	1,148	230	45.03	51,689
FUS	Finished Upper Story	140	140	140	224.74	31,463
PTO	Patio	0	295	15	11.43	3,371
TDK	Trex Deck	0	84	8	21.40	1,798
TQS	Three Quarter Story	756	1,008	756	168.55	169,900
Ttl Gross Liv / Lease Area		3,157	4,978	3,414		767,248

