

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
BOYNTON FREEMAN III 11 WASHINGTON ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,136,000	1,136,000								
				0	Medium			RES LAND	1010	486,200	486,200								
SUPPLEMENTAL DATA										RES LAND	1300	23,500	23,500						
Alt Prcl ID		Cyclical		5															
Scnd Home		Exemption																	
Tax Class T		W																	
Tot Fin Area 3318		District																	
Total Acres 1.401		Res Exem																	
Chapter Lan																			
GIS ID F_871703_2845248		Assoc Pid#																	
										Total	1,645,700	1,645,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
VENS CAMERON J & CHELSEY E		58287	108	09-18-2023		Q	I	1,675,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
BOYNTON FREEMAN III		57349	149	10-21-2022		U	V	100		1A	2023	1300	498,000	2022	1300	420,200	2021	1310	57,600
BOYNTON FREEMAN JR		52780	281	05-20-2020		U	V	1		1A									
BOYNTON FREEMAN JR		48748	0336	08-02-2017		U	V	1		1A									
BOYNTON FREEMAN III		46297	0031	11-20-2015		U	V	450,000		1V									
										Total	498,000	Total	420,200	Total	57,600				
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											
0070																			
NOTES												Appraised Bldg. Value (Card) 1,136,000							
												Appraised Xf (B) Value (Bldg) 0							
												Appraised Ob (B) Value (Bldg) 0							
												Appraised Land Value (Bldg) 509,700							
												Special Land Value 0							
												Total Appraised Parcel Value 1,645,700							
												Valuation Method C							
												Total Appraised Parcel Value 1,645,700							
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-23-11	01-25-2023	RM	Remodel	47,500	05-25-2023	100	08-02-2023	FINISH PORTION OF BASEME			05-25-2023	SJT	5		01	Measure - No Entry			
BPO-22-109	08-22-2022	NC	New Construct	660,000	05-25-2023	90		PLAN#BA-015/ 2 STY=1740SF 1			03-30-2023	SJT	5		21	Field Review + GIS			
											01-01-2018	AO	3		99	Vacant Land			
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	0070	1.389					1.0000	12.16	486,200	
1	1300	Vacant Land		Residual	0.483	AC 35,000.00	1.00000	5	1.00	0070	1.389					1.0000	1.12	23,500	
Total Card Land Units					1.40	AC	Parcel Total Land Area			1.40					Total Land Value		509,700		

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1680	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	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	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			1,161,156
Interior Floor 2			Net Other Adj		101,014
Heat Fuel	07	Propane	Replace Cost		1,262,168
Heat Type	04	Forced Air-Duc	Year Built		2022
AC Type	03	Central	Effective Year Built		2021
Bedrooms	4		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		0
Total Rooms	10		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		UC
Fireplaces	0		Condition %		90
Extra Openings	0		Percent Good		90
Gas Fireplaces	1		Cns Sect Rcnd		1,136,000
Sq Ft Fin Bsmt	1207		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	1680		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,680	1,680	1,680	295.84	497,004
BSM	Basement	0	1,680	336	59.17	99,401
CTH	Cathedral Ceiling	0	80	8	29.58	2,367
DCK	Deck	0	28	3	31.70	888
FGR	Garage	0	576	230	118.13	68,042
FNS	Finished 90% Story	810	900	810	266.25	239,627
FOP	Open Porch	0	92	14	45.02	4,142
FUS	Finished Upper Story	828	828	828	295.84	244,952
PTO	Patio	0	329	16	14.39	4,733
Ttl Gross Liv / Lease Area		3,318	6,193	3,925		1,161,156

