

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
CORNELIUS GREGORY L CORNELIUS YVONNE L 38 TEMPLE ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	358,400	358,400						
		SUPPLEMENTAL DATA		RES LAND		RESIDNTL		1010	1010	352,500	352,500						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1596 Total Acres .988 Chapter Lan GIS ID F_871312_2846777		Cyclical Exemption W District Res Exem		3		Total		712,300	712,300								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
CORNELIUS GREGORY L		7839	0245	07-06-1987		Q	I	190,000		00	Year	Code	Assessed	Year	Code	Assessed	
											2023	1010	270,700	2022	1010	256,700	
												1010	366,500		1010	302,100	
												1010	900		1010	900	
		Total									Total		638,100	Total		559,700	
											Total		484,900				
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)				358,400			
0050										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				1,400			
										Appraised Land Value (Bldg)				352,500			
										Special Land Value				0			
										Total Appraised Parcel Value				712,300			
										Valuation Method				C			
										Total Appraised Parcel Value				712,300			
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
2012-311	12-03-2012	AD	Addition	95,000	07-26-2013	100		DEMO DECK & CONSTRUCT A				07-26-2013	BH			01	Measure - No Entry
11601	06-06-1990	AD	Addition	4,300	06-01-1991	100		DECK 16 X 18				04-12-2013	VGS			20	Field Review
												01-26-2008	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	0.070	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0417		0.82	2,500
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value				352,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	828	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Radiant-Elec.			
AC Type	03	Central			
Bedrooms	4				
Full Baths	1				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	828				

CONDO DATA			
Parcel Id		C	Owne
			B S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION		
Net Other Adj		458,550
Replace Cost		12,995
Year Built		1973
Effective Year Built		1997
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		24
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		76
Cns Sect Rcnld		358,400
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
SHD1	Shed	L	96	21.00	2000	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,318	1,318	1,318	177.94	234,524
BSM	Basement	0	1,318	264	35.64	46,976
FGR	Garage	0	480	192	71.18	34,164
FOP	Open Porch	0	85	13	27.21	2,313
FUS	Finished Upper Story	768	768	768	177.94	136,658
WDK	Deck	0	224	22	17.48	3,915
Ttl Gross Liv / Lease Area		2,086	4,193	2,577		458,550

