

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DORAN FRANCIS R			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
DORAN CHRISTINA M			0 No Sewer	0 Paved	0 Average	RESIDNTL	0101	778,300	778,300	
1398 TREMONT ST		SUPPLEMENTAL DATA			RESIDNTL	0101	86,000	86,000		
DUXBURY MA 02332		Alt Prcl ID	Cyclical 5		61A LAND	0717	74,700	500		
		Scnd Home	Exemption W		61A LAND	0719	60,900	2,800		
		Tax Class T	District							
		Tot Fin Area 2551	Res Exem							
		Total Acres 8.008	Assoc Pid#							
		Chapter Lan								
		GIS ID F_874277_2846681								
						Total		1,607,700	1,475,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DORAN FRANCIS R		46350 0070	12-04-2015	U	V	100	1A	Year	Code	Assessed	Year	Code	Assessed
DORAN FRANCIS R		35174 0121	10-11-2007	U	I	1	1F	2023	0101	584,800	2022	0101	502,500
									0101	593,800		0101	501,000
									0101	58,200		0101	58,200
									0717	600		0717	500
									0719	600		0719	600
								Total		1,240,000	Total		1,064,600
											Total		981,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	778,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	86,000
Appraised Land Value (Bldg)	743,400
Special Land Value	3,300
Total Appraised Parcel Value	1,607,700
Valuation Method	C
Total Appraised Parcel Value	1,607,700

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
2016-66	03-09-2016	MS	Miscellaneous	15,000		100		SHEET METAL WORK	01-01-2018	AO	3		99	Vacant Land
2015-422	12-07-2015	AD	Addition	257,750	06-02-2016	100		995' SINGLE FAMILY ADD WITH	06-02-2016	JLF	5	9	00	Measure & Listed
2015-145	05-29-2015	RM	Remodel	150,000	06-02-2016	100		MAKE NECESSARY REPAIRS T	04-12-2013	VGS			20	Field Review
148	05-20-2008	NC	New Construct	70,000		100		24X42'P&B BARN,SHED	12-02-2008	KP		1	00	Measure & Listed
147	05-20-2008	NC	New Construct	10,000		100		FOUND 24X42'P&B BARN						
54	02-19-2004	RM	Remodel	20,000	10-07-2004	100		RFRB KIT/1 DOOR,WNDW						

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	0717	Prod Wood	RC	Residual	4.950	AC	35,000.00	0.31030	5	1.00	0070	1.389	1-1-2017 TO 12/31/2026	1.0000	0.35	74,700
1	0719	Nursery		Residual	2.220	AC	35,000.00	0.56432	5	1.00	0070	1.389		1.0000	0.63	60,900
Total Card Land Units					7.17	AC	Parcel Total Land Area					8.09	Total Land Value			135,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description	No Sketch				
Style	99	Vacant Land	Bsmt Area							
Model	00	Vacant	Bsmt Type							
Grade			Unfin Area							
Stories			CONDO DATA							
Occupancy			Parcel Id		C	Owne				
Exterior Wall 1						B	S			
Exterior Wall 2			Adjust Type	Code	Description	Factor%				
Roof Structure			Condo Flr							
Roof Cover			Condo Unit							
Interior Wall 1			COST / MARKET VALUATION							
Interior Wall 2						0				
Interior Floor 1			Net Other Adj			56,033				
Interior Floor 2			Replace Cost			0				
Heat Fuel			Year Built			0				
Heat Type			Effective Year Built			0				
AC Type			Depreciation Code							
Bedrooms			Remodel Rating							
Full Baths			Year Remodeled							
Half Baths			Depreciation %			0				
Extra Fixtures			Functional Obsol			0				
Total Rooms			External Obsol			0				
Bath Style			Trend Factor			1.000				
Kitchen Style			Condition							
Extra Kitchens			Condition %							
Fireplaces			Percent Good			82				
Extra Openings			Cns Sect Rcnld			0				
Gas Fireplaces			Dep % Ovr							
Sq Ft Fin Bsmt			Dep Ovr Comment							
FBM Quality			Misc Imp Ovr							
Foundation			Misc Imp Ovr Comment							
Bsmt Garage			Cost to Cure Ovr							
Bsmt Area			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	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
DORAN FRANCIS R DORAN CHRISTINA M 1398 TREMONT ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	0101	778,300	778,300								
				0	Medium			RES LAND	0101	607,800	607,800								
SUPPLEMENTAL DATA												RESIDNTL	0101	86,000	86,000				
Alt Prcl ID				Cyclical		5		61A LAND	0717	74,700	500								
Scnd Home				Exemption		W		61A LAND	0719	60,900	2,800								
Tax Class T				District		Res Exem													
Tot Fin Area 2551				Assoc Pid#															
Total Acres 8.008									Total		1,607,700	1,475,400							
Chapter Lan																			
GIS ID F_874277_2846681																			
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
DORAN FRANCIS R			46350	0070	12-04-2015		U	V	100		1A	Year	Code	Assessed	Year	Code	Assessed		
DORAN FRANCIS R			35174	0121	10-11-2007		U	I	1		1F	2023	0101	584,800	2022	0101	502,500		
												0101	593,800	0101	501,000	2021	0101	467,100	
												0101	58,200	0101	58,200	0101	58,200	0101	58,200
												0717	600	0717	600	0717	500	0717	500
												0719	600	0719	600	0719	600	0719	600
												Total	1,240,000	Total	1,064,600	Total	981,100	Total	981,100
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																			
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		
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		
2	0101	Single Fam		Primary	40,000	SF	8.75	1.00000	5	1.00	0070	1.389			V125	1.2500	15.20	607,800	
Total Card Land Units					0.92	AC	Parcel Total Land Area					8.09	Total Land Value					607,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1378	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1.9				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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	02	Oil	Net Other Adj		903,004
Heat Type	05	Hot Water	Replace Cost		57,840
AC Type	01	None	Year Built		1973
Bedrooms	4		Effective Year Built		2002
Full Baths	4		Depreciation Code		VG
Half Baths	0		Remodel Rating		
Extra Fixtures	4		Year Remodeled		
Total Rooms	7		Depreciation %		19
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		81
Sq Ft Fin Bsmt	558		Cns Sect Rcnld		778,300
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1378		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	32	21.00	1975	A	70	C	1.00	500
PTO	Patio	L	300	15.00	2000	A	70	C	1.00	3,200
LNT	Lean To	L	384	10.00	2000	A	70	C	1.00	2,700
BRN3	Barn - 1 St w/L	L	1,800	52.00	2008	G	85	C	1.00	79,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,384	2,384	2,384	216.91	517,118
BSM	Basement	0	1,378	276	43.45	59,868
DCK	Deck	0	364	36	21.45	7,809
FGR	Garage	0	648	259	86.70	56,180
FNS	Finished 90% Story	837	930	837	195.22	181,555
FOP	Open Porch	0	230	35	33.01	7,592
TQS	Three Quarter Story	336	448	336	162.68	72,882
Ttl Gross Liv / Lease Area		3,557	6,382	4,163		903,004

