

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
CURTIN CHRISTOPHER S & MOLLY A		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed
CURTIN FAMILY LIVING TRUST		0	Septic	0	Paved	0	Average	RESIDNTL	1010		840,600	840,600
66 WEST ST		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	473,200	473,200			
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3464 Total Acres .998 Chapter Lan GIS ID F_874688_2843999				Cyclical 5 Exemption W District Res Exem		RESIDNTL	1010	46,000	46,000	
										Total	1,359,800	1,359,800

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CURTIN CHRISTOPHER S & MOLLY A TR		53577 47	10-07-2020	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
CURTIN CHRISTOPHER S & MOLLY A TR		43335 0026	07-12-2013	Q	I	775,000	00	2023	1010	635,100	2022	1010	593,300	2021	1010	497,300					
FAGAN JANICE A TT		33952 0346	01-09-2007	U	I	100	1F		1010	507,800		1010	322,700		1010	311,300					
FAGAN JAMES G JR		12757 0185	03-25-1994	U	I	286,119	1		1010	25,500		1010	25,500		1010	25,500					
ANDREWS ALLEN P		4506 0134	06-15-1993	Q	V	85,000	00	Total									1,168,400	Total	941,500	Total	834,100

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														

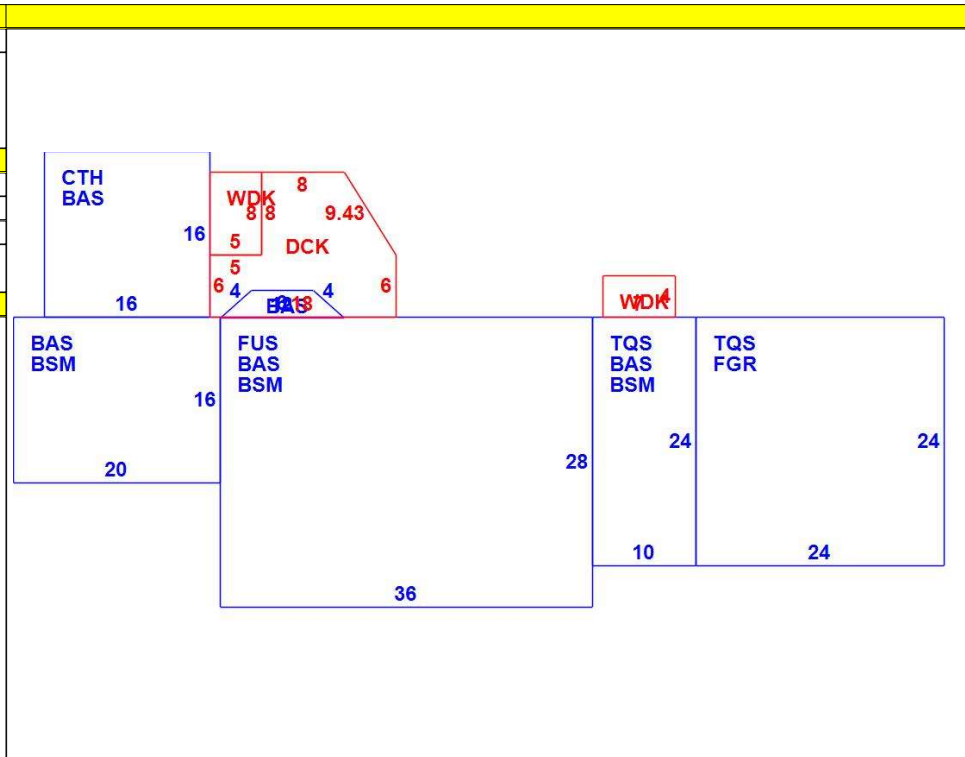
ASSESSING NEIGHBORHOOD														
Nbhd	Nbhd Name	B	Tracing	Batch										
0060														

NOTES										APPRAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card)						840,600
										Appraised Xf (B) Value (Bldg)						0
										Appraised Ob (B) Value (Bldg)						46,000
										Appraised Land Value (Bldg)						473,200
										Special Land Value						0
										Total Appraised Parcel Value						1,359,800
										Valuation Method						C
										Total Appraised Parcel Value						1,359,800

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	
2017-1	01-04-2017	RM	Remodel	16,294	06-03-2019	100		REMODEL EXISTING 2ND FLR		09-06-2019	SJT	10		00	Measure & Listed	
2014-307	10-20-2014	NC	New Construct	34,000	06-03-2019	100		INSTALL 20' X 40' INGRD GUNI		06-03-2019	SJT	5		12	Property Est. - No Access	
2014-21	03-18-2014	MN	Maintenance	15,300		100		STRIP & REROOF		05-15-2014	SJD	9	1	06	Inspection Only	
2014-9	02-19-2014	MN	Maintenance	44,648		100		INSTALL 26 RENEWAL BY AND		04-22-2014	SJD	9		01	Measure - No Entry	
28	08-04-2005	MN	Maintenance	1,000		100		REPL WINDOWS & DOORS		04-12-2013	VGS			20	Field Review	
565	11-18-2004	AD	Addition	20,000	10-03-2005	100		16X16 SUNROOM		10-03-2005	KP			00	Measure & Listed	
49	02-13-2004	AD	Addition	3,845	09-04-2004	100		8' SHED DRMR/2 WNDWS								

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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.080	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.09	3,800
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			473,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1568	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		960,404
Interior Floor 2			Replace Cost		28,525
Heat Fuel	03	Gas	Year Built		1993
Heat Type	05	Hot Water	Effective Year Built		2006
AC Type	03	Central	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	0		Cns Sect Rcnd		840,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1568		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
PTO	Patio	L	238	15.00	2005	A	70	C	1.00	2,500
SPL1	Ing Pool - Ave	L	800	64.00	2014	G	85	C	1.00	43,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,848	1,848	1,848	236.32	436,719
BSM	Basement	0	1,568	314	47.32	74,204
CTH	Cathedral Ceiling	0	256	26	24.00	6,144
DCK	Deck	0	192	19	23.39	4,490
FGR	Garage	0	576	230	94.36	54,354
FUS	Finished Upper Story	1,008	1,008	1,008	236.32	238,211
TQS	Three Quarter Story	612	816	612	177.24	144,628
WDK	Deck	0	68	7	24.33	1,654
Ttl Gross Liv / Lease Area		3,468	6,332	4,064		960,404

