

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
TRIGGS CHARLES W & LINDA F TT TRIGGS FAMILY LIVING TRUST 225 LINCOLN ST G02 DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed							
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	354,000	354,000							
				0 Medium		RESIDNTL	1020	8,800	8,800							
SUPPLEMENTAL DATA						Total										
		Alt Prcl ID 082/130.0-0205-0000. Scnd Hom Tax Class T Tot Fin Are 1268 Total Acres Chapter La GIS ID F_867666_2844733			Cyclical Exemption W District Res Exem Assoc Pid#		362,800		362,800							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TRIGGS CHARLES W & LINDA F TT TRIGGS LINDA F		47904 21900	0292 0075	12-20-2016 04-12-2002	U U	I I	100 1	1A 1F	Year	Code	Assessed	Year	Code	Assessed		
									2023	1020 1020	332,200 6,800	2022	1020 1020	273,300 6,800	2021	1020 1020
		Total						Total		339,000	Total		280,100	Total		277,500
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)			354,000				
0001									Appraised Xf (B) Value (Bldg)			0				
								Appraised Ob (B) Value (Bldg)			8,800					
								Appraised Land Value (Bldg)			0					
								Special Land Value			0					
								Total Appraised Parcel Value			362,800					
								Valuation Method			C					
								Total Appraised Parcel Value			362,800					
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		
2014-11 272	01-08-2014 07-05-2002	RM RM	Remodel Remodel	10,000 1,500		100 100		RPL 5 X 6'8" SLIDING DOOR REPL DECK & RAILING	11-24-2020 07-09-2013 02-22-2012	SJT SJD KP	10 3		20 30 00	Field Review Quality Control 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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8018	C 8018 Owne
Interior Wall 2			South Scape B 1 S 1		
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2AI	2 Bedroom AI
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc	COST / MARKET VALUATION		
AC Type	03	Central			464,298
CNS Bedrooms	2		Net Other Adj		20,650
Full Baths	1		Replace Cost		484,965
Half Baths	1		Year Built		1981
Extra Fixtures	1		Effective Year Built		1994
Total Rooms	5		Depreciation Code		A
Bath Style	02	Average	Remodel Rating		
Kitchen Style	02	Average	Year Remodeled		
Kitchen Type	4	Full Eat-In	Depreciation %		27
Kitchen Func	1		Functional Obsol		
Parking Class	3	Deeded	External Obsol		
SF Basement	646		Trend Factor		1.000
Bsmt Garage	0		Condition		
Fireplaces	1		Condition %		
Part Bedroom	0		Percent Good		73
FBM Quality	03	Average	Cns Sect Rcnd		354,000
SF Fin Bsmt	350		Dep % Ovr		
Extra Openings	0		Dep Ovr Comment		
Gas Fireplace	0		Misc Imp Ovr		
Parking			Misc Imp Ovr Comment		
AMENITY 1	2	Deck	Cost to Cure Ovr		
Amenity 2			Cost to Cure Ovr Comment		

BAS
(1,270 sf)

BSM
(646 sf)

WDK
(120 sf)

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	242	52.00	1981	A	70	C	1.00	8,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,270	1,270	1,270	329.06	417,901
BSM	Basement	0	646	129	65.71	42,448
WDK	Deck	0	120	12	32.91	3,949
Ttl Gross Liv / Lease Area		1,270	2,036	1,411		464,298

