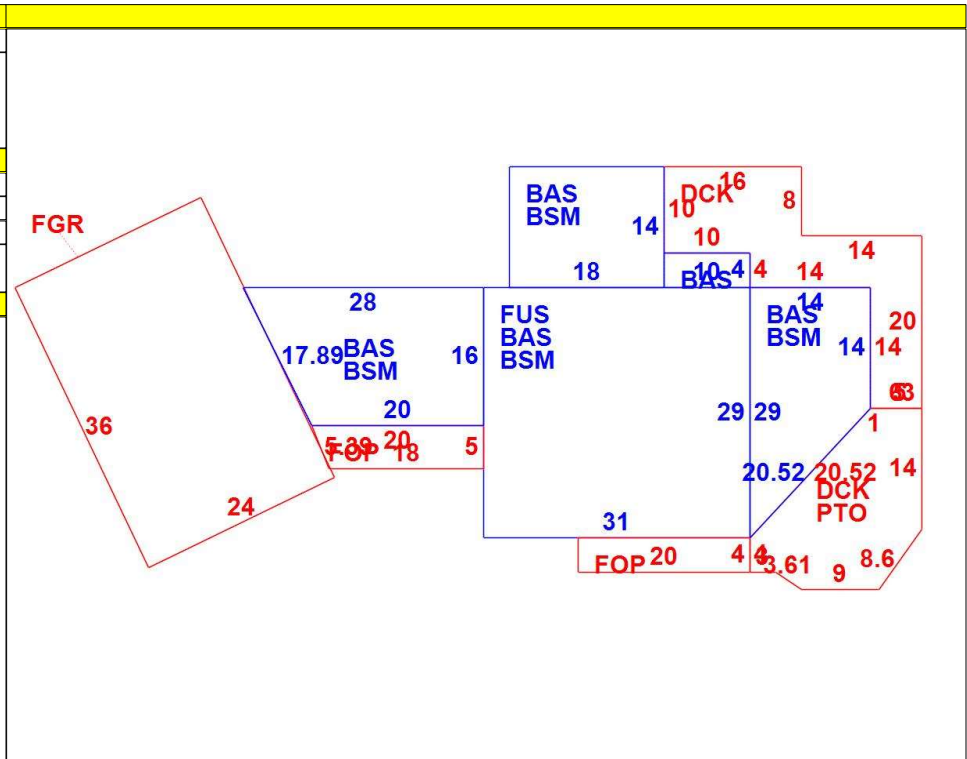


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
DIXON EDWARD A & MELISSA DONO DIXON FAMILY REALTY TRUST 7 PHEASANT HILL LN DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	635,500	635,500						
		SUPPLEMENTAL DATA		Alt Prcl ID		Cyclical		5	RES LAND	1010	586,500	586,500					
		Scnd Home		Exemption			RESIDNTL	1010	37,900	37,900							
		Tax Class T		W			Total		1,259,900	1,259,900							
		Tot Fin Area 2679		District													
		Total Acres 2.658		Res Exem													
		Chapter Lan		Assoc Pid#													
		GIS ID F_869504_2845448															
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
DIXON EDWARD A & MELISSA DONOHO		57008	22	07-08-2022		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	
DIXON EDWARD A		53181	70	07-31-2020		Q	I	950,000		00	2023	1010	490,000	2022	1010	450,700	
GREENWOOD JAMES E		44457	0222	06-25-2014		Q	I	760,000		00		1010	720,700	2021	1010	559,200	
THORP MICHAEL J & NOREEN B		9423	0303	10-25-1989		Q	I	468,000		00		1010	24,200		1010	24,200	
		Total									Total		1,234,900	Total		1,034,100	
													Total			928,200	
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)				635,500			
0080										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				37,900			
										Appraised Land Value (Bldg)				586,500			
										Special Land Value				0			
										Total Appraised Parcel Value				1,259,900			
										Valuation Method				C			
										Total Appraised Parcel Value				1,259,900			
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-23-119	04-19-2023	RM	Remodel	123,400		100	04-19-2023	KITCHEN EXPANSION INTO DI		04-27-2021	SJD	9		12	Property Est. - No Access		
2015-31	01-30-2015	MS	Miscellaneous	31,000		100		INSTALL SOLAR ELECTRIC PA		09-12-2017	SJD			20	Field Review		
										03-05-2014	JLF	0	1	00	Measure & Listed		
										04-12-2013	VGS			20	Field Review		
										12-27-2007	K-B		1	00	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	1010	Single Family	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0080	1.503			1.0002	13.15	526,100
1	1010	Single Family	RC	Residual	1.740	AC	35,000.00	0.65977	5	1.00	0080	1.503			1.0000	0.80	60,400
Total Card Land Units					2.66	AC	Parcel Total Land Area					2.66	Total Land Value			586,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1836	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		791,504
Interior Floor 2	14	Carpet	Replace Cost		79,040
Heat Fuel	02	Oil	Year Built		1978
Heat Type	04	Forced Air-Duc	Effective Year Built		1994
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	1		Cns Sect Rcnd		635,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1104		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1836		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
SPL2	Ing Pool-Good	L	364	89.00	1980	A	70	C	1.00	22,700
GAZ	Gazebo	L	120	56.00	1980	A	70	C	1.00	4,700
SLR	Solar Panels	L	1	1050.00	2015	G	85	C	1.00	0
GNR	GENERATOR	L	1	12400.00	2020	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,876	1,876	1,876	220.35	413,380
BSM	Basement	0	1,836	367	44.05	80,869
DCK	Deck	0	641	64	22.00	14,103
FGR	Garage	0	864	346	88.24	76,242
FOP	Open Porch	0	175	26	32.74	5,729
FUS	Finished Upper Story	899	899	899	220.35	198,096
PTO	Patio	0	289	14	10.67	3,085
Ttl Gross Liv / Lease Area		2,775	6,580	3,592		791,504

