

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>	
DECKER FRANCIS J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed		
DECKER LYNNE M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	592,900	592,900		
35 TEMPLE ST				0 Medium		RES LAND	1010	490,800	490,800		
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	44,800	44,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2116 Total Acres 1.798 Chapter Lan		Cyclical 3 Exemption W District Res Exem							
GIS ID F_871607_2846603		Assoc Pid#						Total	1,128,500	1,128,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DECKER FRANCIS J		LCC 130502	07-30-2020	Q	I	822,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WELCH JAMES J		LCC 82478	01-22-1992	U	I	90,000	1L	2023	1010	443,100	2022	1010	370,100	2021	1010	356,900
									1010	526,700		1010	334,900		1010	379,400
									1010	25,800		1010	25,800		1010	25,800
								Total		995,600	Total		730,800	Total		762,100

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										
0060																		
NOTES																		
										Appraised Bldg. Value (Card)						592,900		
										Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						44,800		
										Appraised Land Value (Bldg)						490,800		
										Special Land Value						0		
										Total Appraised Parcel Value						1,128,500		
										Valuation Method						C		
										Total Appraised Parcel Value						1,128,500		

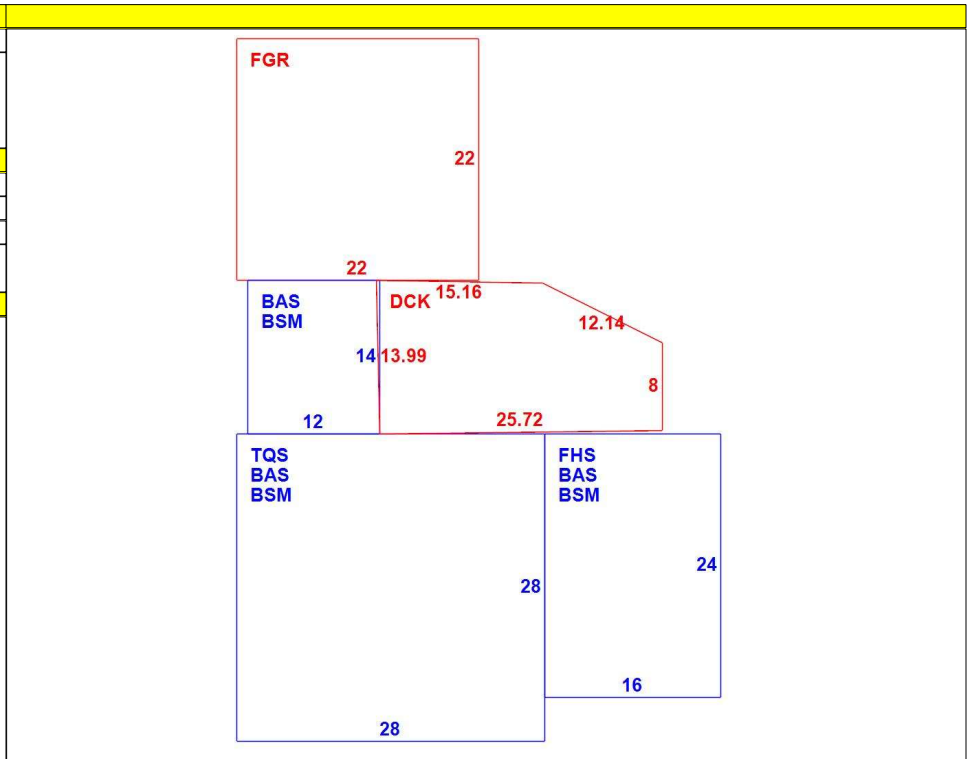
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-63	02-17-2021	RM	Remodel	38,223	04-20-2021	100		Refurb existing 12x24 kitchen		04-20-2021	SJT	5		01	Measure - No Entry
2018-45	02-26-2018	RM	Remodel	11,850	08-30-2018	100		REMODEL AN EXISTING 1ST F		04-12-2013	VGS			20	Field Review
15178	10-27-1998	NC	New Construct	2,000	04-14-1999	100		10X14 UTILITY BLDNG		01-26-2008	BSB			01	Measure - No Entry
14075	06-11-1996	NC	New Construct	14,000	10-06-1997	100		ING GUNITEPOOL/GATE							
12813	06-08-1993	AD	Addition	4,900		100		OPEN DECK BTWN G + H							
12143	12-03-1991	NC	New Construct	112,000	01-01-1993	100		2STY HSE 28X44							

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	0.430	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	20,200
1	1010	Single Family	WP	Undevelop	0.450	AC 2,000.00	1.00000	0	1.00	0060	1.341			1.0000	0.06	1,200
Total Card Land Units					1.80	AC	Parcel Total Land Area					1.80	Total Land Value			490,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1336	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1.75				
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			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	267				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1336				

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

COST / MARKET VALUATION	
Net Other Adj	666,066
Replace Cost	31,480
Year Built	697,547
Effective Year Built	1992
Depreciation Code	2006
Remodel Rating	G
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	85
Cns Sect Rcnld	592,900
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
SPL1	Ing Pool - Ave	L	798	64.00	1996	A	70	C	1.00	35,800
FN2	Fence - Wood	L	96	35.00	1996	A	70	C	1.00	2,400
FN2	Fence - Wood	L	96	35.00	1996	A	70	C	1.00	2,400
SHD1	Shed	L	140	21.00	1998	A	70	C	1.00	2,100
PTO	Patio	L	200	15.00	2000	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,336	1,336	1,336	255.30	341,075
BSM	Basement	0	1,336	267	51.02	68,164
DCK	Deck	0	324	32	25.21	8,169
FGR	Garage	0	484	194	102.33	49,527
FHS	Finished Half Story	192	384	192	127.65	49,017
TQS	Three Quarter Story	588	784	588	191.47	150,114
Ttl Gross Liv / Lease Area		2,116	4,648	2,609		666,066

