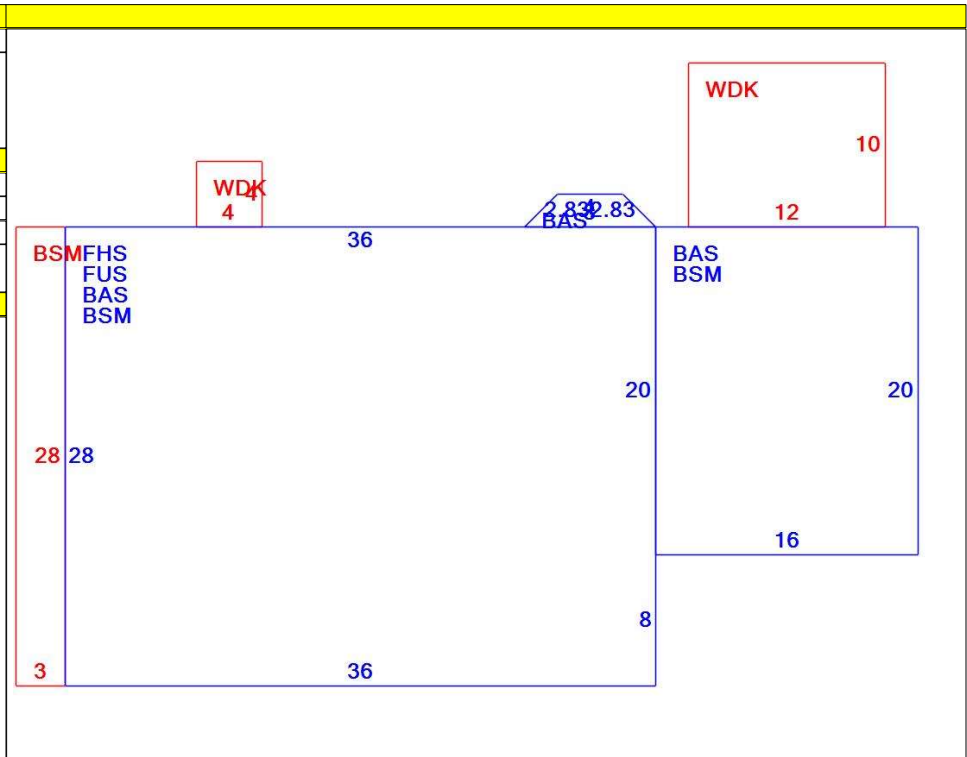


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
WELCH MICHAEL G				0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed			VISION	
WELCH MELISSA				0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	591,200	591,200	VISION			
30 SIMMONS DR						0	Medium			RES LAND	1010	434,500	434,500				
SUPPLEMENTAL DATA																	
DUXBURY MA 02332		Alt Prcl ID		Cyclical		5											
		Scnd Home		Exemption													
		Tax Class T		W													
		Tot Fin Area 2902		District													
		Total Acres .593		Res Exem													
		Chapter Lan															
		GIS ID F_873763_2846888		Assoc Pid#													
											Total	1,025,700	1,025,700				
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)			
WELCH MICHAEL G		49284	0044	12-11-2017		Q	I			695,000	00	Year	Code	Assessed	Year	Code	Assessed
WALL BRENDAN M & WALL BRIDGHID S		43909	0065	12-11-2013		Q	I			550,000	00	2023	1010	448,600	2022	1010	410,000
SUMNER LARRA T III & JEANNE		18569	0003	05-31-2000		U	I			420,000	1		1010	465,900		1010	297,000
GARY WILLIS J		13722	0082	07-28-1995		Q	I			306,500	00						
											Total	914,500	Total	707,000	Total	640,000	
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)			591,200				
0060										Appraised Xf (B) Value (Bldg)			0				
										Appraised Ob (B) Value (Bldg)			0				
										Appraised Land Value (Bldg)			434,500				
										Special Land Value			0				
										Total Appraised Parcel Value			1,025,700				
										Valuation Method			C				
										Total Appraised Parcel Value			1,025,700				
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		
BPO-22-332	09-09-2022	MN	Maintenance	34,095	09-29-2023	100		Install LVL between ding room an		04-12-2018	SJD	9		01	Measure - No Entry		
										04-24-2014	SJD	9		01	Measure - No Entry		
										04-12-2013	VGS			20	Field Review		
										04-27-2011	KP		1	07	Measure - Info @ Door		
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	R1	Primary	25,822	SF	12.55	1.00000	5	1.00	0060	1.341	DV -7500 REMOVED 11/25/94		1.0000	16.83	434,500
					Total Card Land Units	0.59	AC	Parcel Total Land Area			0.59				Total Land Value	434,500	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1412	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			708,225
Interior Floor 2			Net Other Adj		30,720
Heat Fuel	02	Oil	Replace Cost		738,944
Heat Type	05	Hot Water	Year Built		1991
AC Type	01	None	Effective Year Built		2001
Bedrooms	4		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		20
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		80
Gas Fireplaces	0		Cns Sect Rcnd		591,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1412		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,340	1,340	1,340	224.98	301,468
BSM	Basement	0	1,412	282	44.93	63,443
FHS	Finished Half Story	504	1,008	504	112.49	113,388
FUS	Finished Upper Story	1,008	1,008	1,008	224.98	226,776
WDK	Deck	0	136	14	23.16	3,150
Ttl Gross Liv / Lease Area		2,852	4,904	3,148		708,225

