

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
HEBERT CHRISTOPHER A HEBERT JO-ANN M 52 SIMMONS DR DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	611,000	611,000						
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2526 Total Acres 1.12 Chapter Lan GIS ID F_874910_2847725		Cyclical 5 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	478,700	478,700						
						RESIDNTL	1010	8,700	8,700								
										Total	1,098,400	1,098,400					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
HEBERT CHRISTOPHER A		10423	0047	08-09-1991		U	I	264,000		11	Year	Code	Assessed	Year	Code	Assessed	
											2023	1010	482,500	2022	1010	441,700	
												1010	513,800		1010	326,500	
												1010	6,300		1010	6,300	
											Total	1,002,600	Total	774,500	Total	708,800	
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																	
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
11384	10-10-1989	NC	New Construct	135,600	12-01-1990	100		CL, ELL, GAR UNDER				09-28-2020	SJT	10		20	Field Review
											04-12-2013	VGS			20	Field Review	
											10-21-1999	BSB		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	R1	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341			1.0000		11.74	469,400
1	1010	Single Family	PD	Residual	0.198 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000		1.08	9,300
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value			478,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1504	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	532.00	Partial
Stories	2.25				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	10	Wood Shingle			
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	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	316				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1504				

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

COST / MARKET VALUATION	
Net Other Adj	705,150
Replace Cost	40,000
Year Built	745,149
Effective Year Built	1989
Depreciation Code	2003
Remodel Rating	G
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	611,000
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
GNR	GENERATOR	L	1	12400.00	2018	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,462	1,462	1,462	226.74	331,488
BSM	Basement	0	1,504	301	45.38	68,248
DCK	Deck	0	168	17	22.94	3,855
FUS	Finished Upper Story	1,064	1,064	1,064	226.74	241,247
UHS	Unfinished Half Story	0	1,064	266	56.68	60,312
Ttl Gross Liv / Lease Area		2,526	5,262	3,110		705,150

