

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PAIGE KENT L TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
KENT L PAIGE TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	727,100	727,100
57 WEST ST		SUPPLEMENTAL DATA			RES LAND	1090	454,900	454,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3880 Total Acres .8 Chapter Lan GIS ID F_874774_2843653			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1090	2,900	2,900
						Total	1,184,900	1,184,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KING CHARLES THOMAS		58281 99	09-15-2023	Q	I	1,425,000	00	Year	Code	Assessed	Year	Code	Assessed
PAIGE KENT L TT		42653 0321	02-07-2013	U	I	100	1A	2023	1090	547,900	2022	1090	462,000
PAIGE KENT L		3135 0383	01-01-2001	U	I	0	1		1090	488,900		1090	313,400
									1090	1,600		1090	1,600
						Total		1,038,400	Total	777,000	Total	737,700	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	727,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,900
Appraised Land Value (Bldg)	454,900
Special Land Value	0
Total Appraised Parcel Value	1,184,900
Valuation Method	C
Total Appraised Parcel Value	1,184,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES													

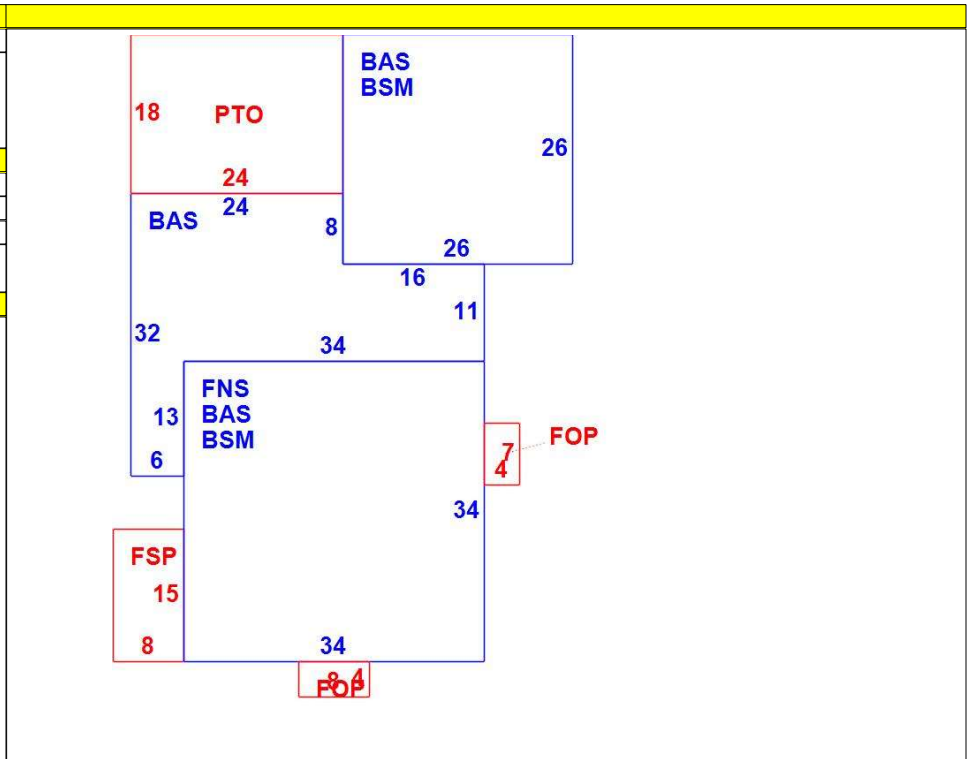
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
217	07-08-2008	AD	Addition	385,000	07-31-2009	100		1300' 1STY ADD		11-03-2022	SJT	10		00	Measure & Listed
78	03-08-2002	MN	Maintenance	3,000		100		REROOF		04-12-2013	VGS			20	Field Review
11565	05-02-1990	AD	Addition	32,000	01-01-1991	100		1 STY ADD TO KIT&FAM		07-31-2009	KP		4	08	Measure - Interior Refusal

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	1090	Multi Houses	RC	Primary	34,848 SF	9.74	1.00000	5	1.00	0060	1.341		1.0000	13.05	454,900	
Total Card Land Units					0.80	AC	Parcel Total Land Area					0.80	Total Land Value			454,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1832	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.85				
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	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1832				

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

COST / MARKET VALUATION	
Net Other Adj	929,208
Replace Cost	32,960
Year Built	962,168
Effective Year Built	1936
Depreciation Code	1993
Remodel Rating	G
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	72
Cns Sect Rcnld	692,800
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
SHD1	Shed	L	200	21.00	1981	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,542	2,542	2,542	232.13	590,069
BSM	Basement	0	1,832	366	46.37	84,959
FNS	Finished 90% Story	1,040	1,156	1,040	208.83	241,413
FOP	Open Porch	0	60	9	34.82	2,089
FSP	Screened Porch	0	120	24	46.43	5,571
PTO	Patio	0	432	22	11.82	5,107
Ttl Gross Liv / Lease Area		3,582	6,142	4,003		929,208



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
PAIGE KENT L TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	
KENT L PAIGE TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	727,100	727,100	
57 WEST ST				0 Medium		RES LAND	1090	454,900	454,900	
SUPPLEMENTAL DATA						RESIDNTL	1090	2,900	2,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3880 Total Acres .8 Chapter Lan GIS ID F_874774_2843653		Cyclical 5 Exemption W District Res Exem Assoc Pid#						
						Total		1,184,900	1,184,900	

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PAIGE KENT L TT		42653 0321	02-07-2013	U	I	100	1A	2023	1090	547,900	2022	1090	462,000			
PAIGE KENT L		3135 0383	01-01-2001	U	I	0	1		1090	488,900		1090	313,400			
									1090	1,600		1090	1,600			
Total								1,038,400		Total		777,000		Total		737,700

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																

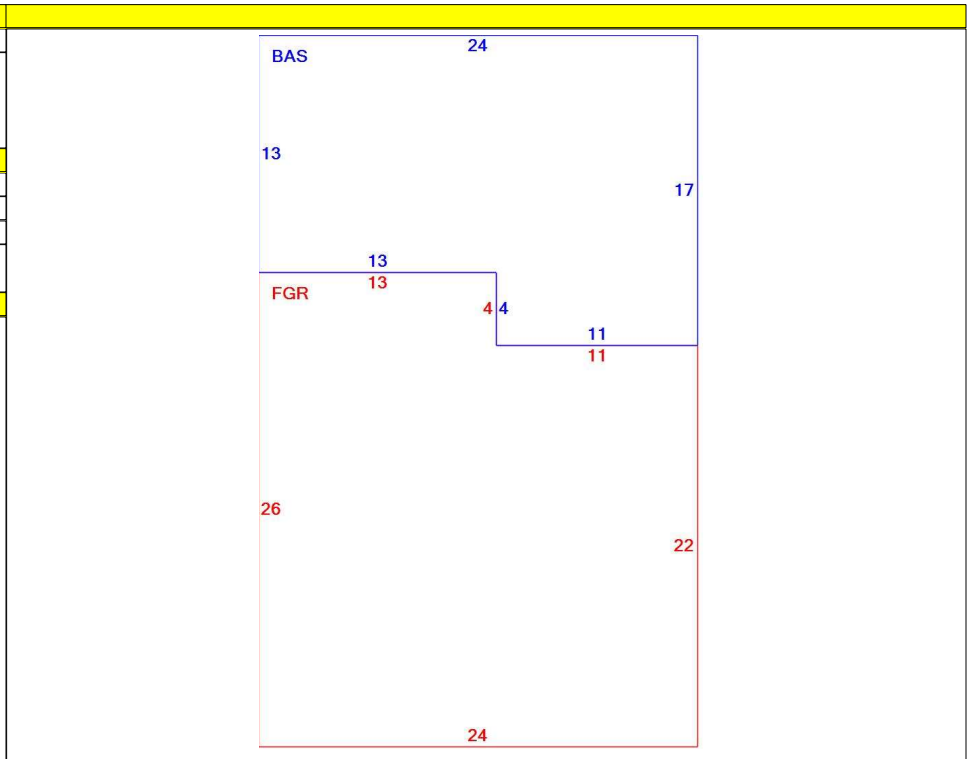
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch					
0060									

NOTES										APPRAISED VALUE SUMMARY				
										Appraised Bldg. Value (Card)				727,100
										Appraised Xf (B) Value (Bldg)				0
										Appraised Ob (B) Value (Bldg)				2,900
										Appraised Land Value (Bldg)				454,900
										Special Land Value				0
										Total Appraised Parcel Value				1,184,900
										Valuation Method				C
										Total Appraised Parcel Value				1,184,900

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
										11-24-2020	SJT	10		20	Field Review

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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0060	1.341		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.80	Total Land Value				0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	36	Camp	Bsmt Area	0			
Model	01	Residential	Bsmt Type	00			
Grade	04	Above Ave	Unfin Area	0.00	N/A		
Stories	1						
Occupancy	1		CONDO DATA				
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Own	
Exterior Wall 2					B	S	
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%	
Roof Cover	03	Asphalt	Condo Flr				
Interior Wall 1	05	Drywall	Condo Unit				
Interior Wall 2			COST / MARKET VALUATION				
Interior Floor 1	12	Hardwood				41,870	
Interior Floor 2			Net Other Adj			5,750	
Heat Fuel	03	Gas	Replace Cost			47,620	
Heat Type	04	Forced Air-Duc	Year Built			1940	
AC Type	01	None	Effective Year Built			1993	
Bedrooms	1		Depreciation Code			G	
Full Baths	1		Remodel Rating				
Half Baths	0		Year Remodeled				
Extra Fixtures	0		Depreciation %			28	
Total Rooms	1		Functional Obsol				
Bath Style	02	Average	External Obsol				
Kitchen Style	02	Average	Trend Factor			1.000	
Extra Kitchens	0		Condition				
Fireplaces	0		Condition %				
Extra Openings	0		Percent Good			72	
Gas Fireplaces	0		Cns Sect Rcnd			34,300	
Sq Ft Fin Bsmt	0		Dep % Ovr				
FBM Quality			Dep Ovr Comment				
Foundation	06	Poured Conc	Misc Imp Ovr				
Bsmt Garage	0		Misc Imp Ovr Comment				
Bsmt Area	0		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	356	356	356	71.21	25,350	
FGR	Garage	0	580	232	28.48	16,520	
Ttl Gross Liv / Lease Area		356	936	588		41,870	

