

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DEVNEW NATHANIEL E			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
DEVNEW KATELYN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	696,300	696,300	
4 HOUNDS DITCH LN		SUPPLEMENTAL DATA			RES LAND	1010	487,300	487,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3435 Total Acres 0.940 Chapter Lan GIS ID F_876441_2841608			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	33,700	33,700	
						Total		1,217,300	1,217,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DEVNEW NATHANIEL E		52260 343	01-24-2020	Q	I	865,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BENOIT ERIC P TT		46265 0165	11-12-2015	U	I	100	1A	2023	1010	527,700	2022	1010	482,100	2021	1010	394,900
BENOIT KEVIN P		17316 0268	04-21-1999	Q	I	534,500	00		1010	476,100		1010	401,700		1010	365,500
BENOIT P KEVIN		17316 0268	04-02-1999	Q	I	534,500	00		1010	25,200		1010	25,200		1010	23,300
MULLANEY SEAN W		14973 0227	02-14-1997	Q	I	350,000	00	Total		1,029,000	Total		909,000	Total		783,700

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															

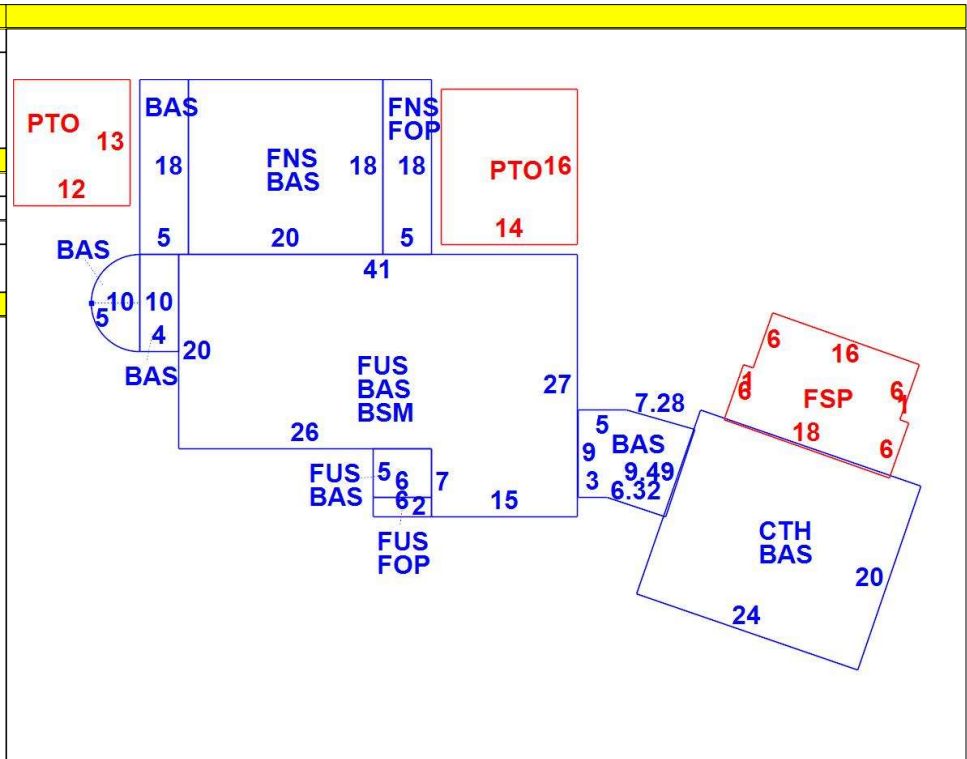
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY														
Nbhd	Nbhd Name	B	Tracing	Batch														
0070					Appraised Bldg. Value (Card)	696,300	Appraised Xf (B) Value (Bldg)	0	Appraised Ob (B) Value (Bldg)	33,700	Appraised Land Value (Bldg)	487,300	Special Land Value	0	Total Appraised Parcel Value	1,217,300	Valuation Method	C
															Total Appraised Parcel Value	1,217,300		

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
QPO-20-97	09-08-2020	MN	Maintenance	4,000		100		Remove/Replace 10 Sq Sf of Asp		05-19-2021	SJD	9		01	Measure - No Entry
BP-19-344	10-21-2019	DM		15,500	09-10-2020	100	09-10-2020	DEMO EXISTING UT BLDG B		09-10-2020	SJT	5		20	Field Review
2013-129	06-10-2013	RM	Remodel	12,500		100		RM EXISTING 2ND FLR BATHR		05-11-2020	SJD	9		20	Field Review
134	05-31-2012	RM	Remodel	6,000		100		REMODEL BATHROOM		08-04-2014	JLF	5		30	Quality Control
156	09-15-2011	MN	Maintenance	6,900	09-17-2012	100		REROOF		04-12-2013	VGS			20	Field Review
77	06-17-2011	MN	Maintenance	15,000	09-17-2012	100		ROOF		09-17-2012	KP	5	1	00	Measure & Listed
72	05-13-2010	MN	Maintenance	7,500		100		STRIP REROOF		09-03-2008	KP		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	0070	1.389			12.16	486,200	
1	1010	Single Family	RC	Residual	0.023 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.12	1,100	
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value				487,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	898	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	898				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		817,171	
Replace Cost		849,172	
Year Built		1790	
Effective Year Built		2003	
Depreciation Code		E	
Remodel Rating			
Year Remodeled			
Depreciation %		18	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		82	
Cns Sect Rcnld		696,300	
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
FGR1	Garage - 1 Sto	L	600	52.00	1985	A	70	C	1.00	21,800
PTO	Patio	L	300	15.00	2004	A	70	C	1.00	3,200
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	2,063	2,063	2,063	218.32	450,394
BSM	Basement	0	925	185	43.66	40,389
CTH	Cathedral Ceiling	0	480	48	21.83	10,479
FNS	Finished 90% Story	405	450	405	196.49	88,420
FOP	Open Porch	0	102	15	32.11	3,275
FSP	Screened Porch	0	204	41	43.88	8,951
FUS	Finished Upper Story	967	967	967	218.32	211,115
PTO	Patio	0	380	19	10.92	4,148
Ttl Gross Liv / Lease Area		3,435	5,571	3,743		817,171

