

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ROSS BENJAMIN E			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
ROSS ALLISON J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	326,700	326,700	
748 MAYFLOWER ST		SUPPLEMENTAL DATA			RES LAND	1010	290,600	290,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1679 Total Acres .958 Chapter Lan GIS ID F_868223_2842515			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	700	700	
						Total		618,000	618,000	

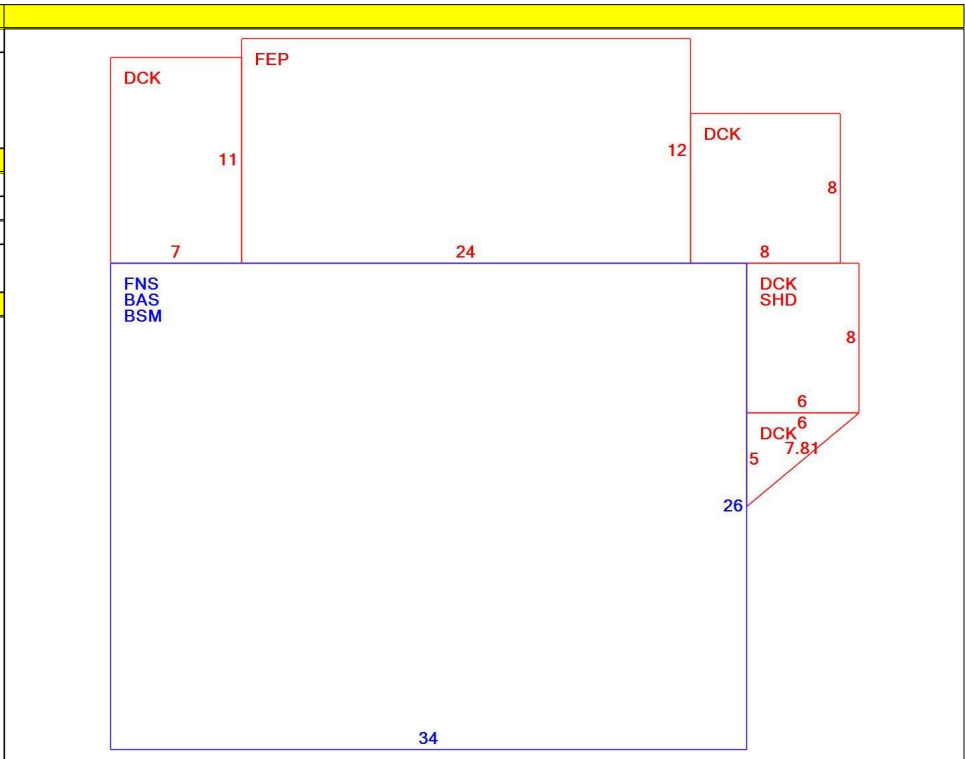
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ROSS BENJAMIN ESTABROOK & ALLISO		57865 347	04-28-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
ROSS BENJAMIN E		55156 1	06-16-2021	Q	I	716,000	00	2023	1010	251,700	2022	1010	231,400
RENEAU ERIC H		47237 0011	07-27-2016	Q	I	475,000	00		1010	302,200		1010	249,100
BRADY DENNIS P & BRADY EILEEN M		16544 0171	08-27-1998	Q	I	229,900	00		1010	500		1010	500
						Total		554,400	Total	481,000	Total	418,800	

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
								APPRAISED VALUE SUMMARY				
								Appraised Bldg. Value (Card) 326,700				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 700				
								Appraised Land Value (Bldg) 290,600				
								Special Land Value 0				
								Total Appraised Parcel Value 618,000				
								Valuation Method C				
								Total Appraised Parcel Value 618,000				

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
126	08-08-2011	MN	Maintenance	5,700		100		ROOF		11-17-2021	SJD	9	1	07	Measure - Info @ Door
										01-25-2016	JLF	0	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										02-12-2008	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	PD	Primary	40,000 SF	8.75	1.00000	5	0.83	0050	1.000	WETLAND		1.0000	290,500
1	1010	Single Family	PD	Undevelop	0.040 AC	2,000.00	1.00000	0	1.00	0050	1.000			1.0000	100
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value			290,600

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial				Bsmt Area	1172				
Model	01	Residential				Bsmt Type	04				
Grade	04	Above Ave				Unfin Area	500.00	Full			
Stories	1.9					CONDO DATA					
Occupancy	1					Parcel Id		C		Own	
Exterior Wall 1	14	Wood Shingle							B		S
Exterior Wall 2	11	Clapboard				Adjust Type	Code	Description	Factor%		
Roof Structure	07	Gambrel				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				COST / MARKET VALUATION					
Interior Wall 2											
Interior Floor 1	12	Hardwood									
Interior Floor 2						Net Other Adj		377,308			
Heat Fuel	03	Gas				Replace Cost		36,225			
Heat Type	05	Hot Water				Year Built		1977			
AC Type	01	None				Effective Year Built		2000			
Bedrooms	3					Depreciation Code		G			
Full Baths	2					Remodel Rating					
Half Baths	0					Year Remodeled					
Extra Fixtures	1					Depreciation %		21			
Total Rooms	5					Functional Obsol					
Bath Style	02	Average				External Obsol					
Kitchen Style	02	Average				Trend Factor		1.000			
Extra Kitchens	0					Condition					
Fireplaces	1					Condition %					
Extra Openings	1					Percent Good		79			
Gas Fireplaces	0					Cns Sect Rcnd		326,700			
Sq Ft Fin Bsmt	672					Dep % Ovr					
FBM Quality	04	Above Average				Dep Ovr Comment					
Foundation	06	Poured Conc				Misc Imp Ovr					
Bsmt Garage	0					Misc Imp Ovr Comment					
Bsmt Area	1172					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	48	21.00	1980	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	884	884	884	182.54	161,365
BSM	Basement	0	884	177	36.55	32,309
DCK	Deck	0	204	20	17.90	3,651
FEP	Finished Enclosed Porch	0	288	173	109.65	31,579
FNS	Finished 90% Story	796	884	796	164.37	145,301
SHD	Attached Shed	0	48	17	64.65	3,103
Ttl Gross Liv / Lease Area		1,680	3,192	2,067		377,308

