

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
MORIN JOHN P & JUSTINE A 1 HATCHES BAR RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		437,300	437,300
				0	Medium			RES LAND	1010		364,700	364,700
SUPPLEMENTAL DATA						RESIDNTL	1010	1,800	1,800			
Alt Prcl ID		Scnd Home		Cyclical Exemption		4						
Tax Class T		Tot Fin Area 1956		District		Res Exem						
Total Acres 1.338		Chapter Lan		Assoc Pid#								
GIS ID F_868800_2841726								Total		803,800	803,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MORIN JOHN P & JUSTINE A		46591 0242	02-16-2016	Q	I	500,000	00	Year	Code	Assessed	Year	Code	Assessed			
ALLEN SCOTT W		5452 0052	09-09-1983	Q	I	40,000	00	2023	1010	331,600	2022	1010	261,600			
									1010	379,300		1010	312,600			
									1010	1,200			2021	1010	235,200	
														1010	260,500	
								Total		712,100	Total		574,200	Total		495,700

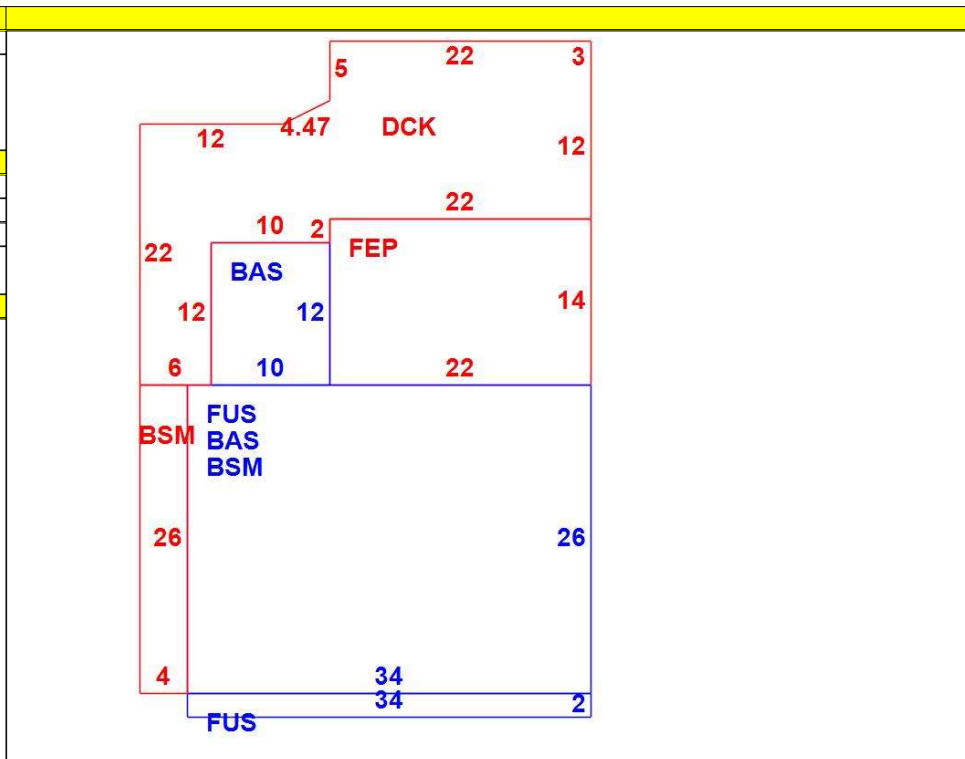
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int		
		Total	0.00								

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Bldg. Value (Card)	437,300
0050								Appraised Xf (B) Value (Bldg)	0
								Appraised Ob (B) Value (Bldg)	1,800
								Appraised Land Value (Bldg)	364,700
								Special Land Value	0
								Total Appraised Parcel Value	803,800
								Valuation Method	C
								Total Appraised Parcel Value	803,800

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-21-252	06-14-2021	BP	Bldg Permit	8,010		100	09-10-2021	Finished approx 162sf of baseme	10-05-2021	SJT	5		01	Measure - No Entry
QP-19-151	06-19-2019	MN		4,476		100		REPLACE 4 WINDOWS	07-11-2016	SJD	9		01	Measure - No Entry
QP-19-148	06-17-2019	MN		15,234		100		REPLACE 5 WINDOWS	04-12-2013	VGS			20	Field Review
212	06-14-2006	AD	Addition	15,000	09-12-2007	100		3 SEASON PRCH,DECK	09-12-2007	KP		1	00	Measure & Listed
11917	06-04-1991	AD	Addition			100		RUSSO WOOD STOVE						

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	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	PD	Residual	0.420 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	14,700
Total Card Land Units					1.34 AC	Parcel Total Land Area					1.34	Total Land Value			364,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	988	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		494,100
Interior Floor 2	14	Carpet	Replace Cost		20,345
Heat Fuel	03	Gas	Year Built		514,446
Heat Type	04	Forced Air-Duc	Effective Year Built		1985
AC Type	03	Central	Depreciation Code		2006
Bedrooms	4		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		15
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		85
Extra Openings	0		Cns Sect Rcnld		437,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	162		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	988		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	120	21.00	2015	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,004	1,004	1,004	206.22	207,044
BSM	Basement	0	988	198	41.33	40,831
DCK	Deck	0	566	57	20.77	11,754
FEP	Finished Enclosed Porch	0	308	185	123.87	38,151
FUS	Finished Upper Story	952	952	952	206.22	196,320
Ttl Gross Liv / Lease Area		1,956	3,818	2,396		494,100

