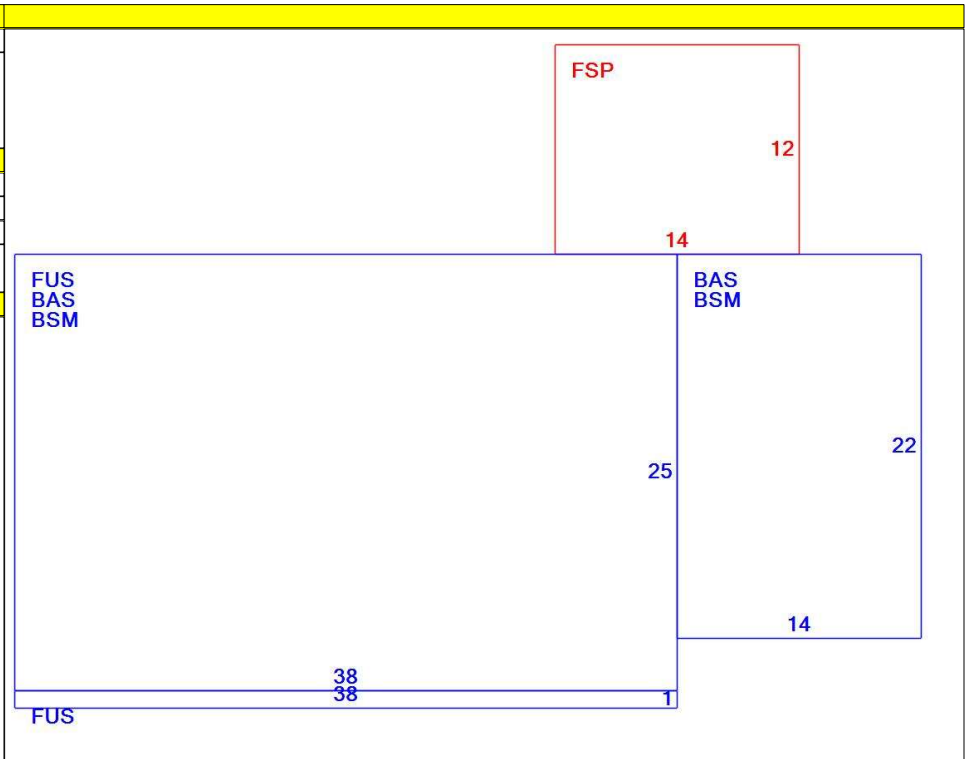


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
HANSMAN JAMES A				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed						
HANSMAN DEIRDRE C				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	470,700	470,700						
47 BOWSPRIT LN						0	Medium			RES LAND	1010	544,000	544,000						
SUPPLEMENTAL DATA										RESIDNTL	1010	900	900						
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2246 Total Acres 1.258 Chapter Lan GIS ID F_875320_2842334				Cyclical 5 Exemption W District Res Exem Assoc Pid#				Total		1,015,600	1,015,600						
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
HANSMAN JAMES A			17194	0186	02-26-1999	U	I	335,000		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
											2023	1010	380,900	2022	1010	351,600	2021	1010	321,500
												1010	647,000		1010	498,800		1010	415,700
												1010	600		1010	600		1010	600
											Total		1,028,500	Total		851,000	Total		737,800
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		Appraised Bldg. Value (Card)					470,700		
0080											Appraised Xf (B) Value (Bldg)					0			
											Appraised Ob (B) Value (Bldg)					900			
											Appraised Land Value (Bldg)					544,000			
											Special Land Value					0			
											Total Appraised Parcel Value					1,015,600			
											Valuation Method					C			
										Total Appraised Parcel Value					1,015,600				
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			
											10-05-2020	SJT	10		20	Field Review			
											04-12-2013	VGS			20	Field Review			
											03-18-2008	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	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0080	1.503				1.0002	13.15	526,100		
1	1010	Single Family	RC	Residual	0.340	AC 35,000.00	1.00000	5	1.00	0080	1.503				1.0000	1.21	17,900		
Total Card Land Units					1.26	AC	Parcel Total Land Area				1.26	Total Land Value				544,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1258	
Model	01	Residential	Bsmt Type	04	
Grade	06	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			545,240
Interior Floor 2			Net Other Adj		74,095
Heat Fuel	03	Gas	Replace Cost		619,335
Heat Type	05	Hot Water	Year Built		1974
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		470,700
Sq Ft Fin Bsmt	1208		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1258		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	64	21.00	1980	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,258	1,258	1,258	215.34	270,897
BSM	Basement	0	1,258	252	43.14	54,266
FSP	Screened Porch	0	168	34	43.58	7,322
FUS	Finished Upper Story	988	988	988	215.34	212,755
Ttl Gross Liv / Lease Area		2,246	3,672	2,532		545,240



47 BOWSPRIT LN