

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
WALSH BONNIE R			0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
95 HOUNDS DITCH LN			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,092,800	1,092,800	
DUXBURY MA 02332			SUPPLEMENTAL DATA				0	Medium	RES LAND	1010	569,200	569,200	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5320 Total Acres 2.008 Chapter Lan GIS ID F_875335_2840598			Cyclical 5 Exemption W District Res Exem Assoc Pid#						RESIDNTL	1010	41,300	41,300	
										Total	1,703,300	1,703,300	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WALSH BONNIE R		9888 0325	08-19-1990	U	I	125,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2023	1010	824,400	2022	1010	752,000	2021	1010	611,800
									1010	679,700		1010	524,500		1010	437,100
									1010	25,500		1010	25,500		1010	25,500
										Total	1,529,600	Total	1,302,000	Total		1,074,400

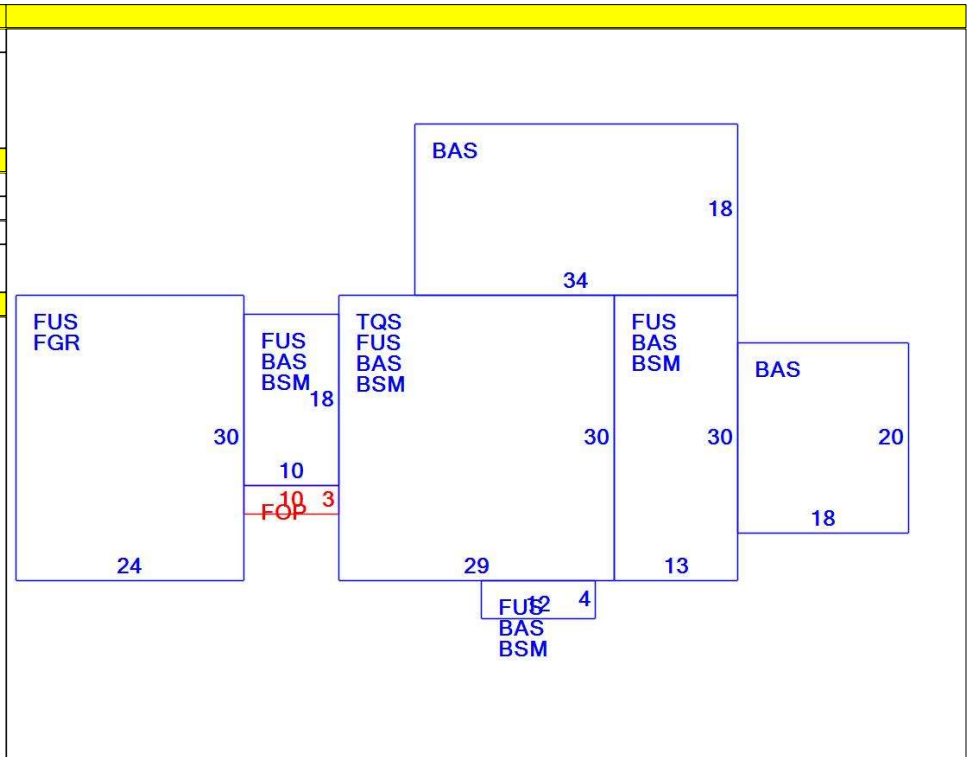
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total					0.00										
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)								1,092,800	
0080									Appraised Xf (B) Value (Bldg)								0	
									Appraised Ob (B) Value (Bldg)								41,300	
									Appraised Land Value (Bldg)								569,200	
									Special Land Value								0	
									Total Appraised Parcel Value								1,703,300	
									Valuation Method								C	
									Total Appraised Parcel Value								1,703,300	

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	
2017-102	04-18-2017	RM	Remodel	30,400	06-13-2019	100		REMOVE BLUEBIRD, PLASTER	06-13-2019	SJT	5		30	Quality Control	
20000443	11-08-2000	AD	Addition	60,000	05-14-2001	100		ONE-STORY ADDITION	09-10-2018	SJD			20	Field Review	
11679	08-17-1990	NC	New Construct	12,500	01-01-1991	100		INGR PL GUNITE 36X18	04-12-2013	VGS			20	Field Review	
11663	08-01-1990	NC	New Construct	170,000	02-01-1991	100		2STY HSE 40X32 ATTGR	05-14-2001	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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0080	1.503	SMALL EASEMENT	ES98	0.9800	12.89	515,600	
1	1010	Single Family	PD	Residual	1.090 AC	35,000.00	0.93394	5	1.00	0080	1.503			1.0000	1.13	53,600	
Total Card Land Units					2.01 AC	Parcel Total Land Area					2.01	Total Land Value					569,200

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1488	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	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	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,254,349
Interior Floor 2			Replace Cost		31,325
Heat Fuel	02	Oil	Year Built		1,285,674
Heat Type	05	Hot Water	Effective Year Built		1990
AC Type	01	None	Depreciation Code		2006
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	3		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	0		Cns Sect Rcnld		1,092,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1488		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
SPL2	Ing Pool-Good	L	648	89.00	1990	A	70	C	1.00	40,400
SHD1	Shed	L	60	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	2,460	2,460	2,460	212.17	521,938
BSM	Basement	0	1,488	298	42.49	63,227
FGR	Garage	0	720	288	84.87	61,105
FOP	Open Porch	0	30	5	35.36	1,061
FUS	Finished Upper Story	2,208	2,208	2,208	212.17	468,471
TQS	Three Quarter Story	653	870	653	159.25	138,547
Ttl Gross Liv / Lease Area		5,321	7,776	5,912		1,254,349

