

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
JOHNSON SCOTT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
MULLINS CAROLINE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	599,600	599,600	
65 HOUNDS DITCH LN				0 Medium		RES LAND	1010	515,700	515,700	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	3,300	3,300	
Alt Prcl ID		Cyclical 5								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 2674		District								
Total Acres .988		Res Exem								
Chapter Lan										
GIS ID F_874906_2841171		Assoc Pid#								
						Total		1,118,600	1,118,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
JOHNSON SCOTT		35055 0320	09-07-2007	Q	I	750,000	00	Year	Code	Assessed	Year	Code	Assessed
TRUE MARGARET M		12892 0071	05-20-1994	Q	I	310,000	00	2023	1010	454,800	2022	1010	415,700
									1010	613,400		1010	472,900
									1010	2,200		1010	2,200
						Total		1,070,400	Total		890,800	Total	766,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
<b>APPRAISED VALUE SUMMARY</b>			
Appraised Bldg. Value (Card)			599,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			3,300
Appraised Land Value (Bldg)			515,700
Special Land Value			0
Total Appraised Parcel Value			1,118,600
Valuation Method			C
Total Appraised Parcel Value			1,118,600

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
13327	07-21-1994	RM	Remodel			100		RELOC 14X16 SHED	11-13-2019	SJT	10		01	Measure - No Entry
12295	05-01-1992	NC	New Construct	10,000	11-01-1992	100		SHED 14X16/ATTIC RMS	09-10-2018	SJD			20	Field Review
11599	06-04-1990	NC	New Construct	127,000	02-20-1992	100		26 X 36 FOUNDATION	04-12-2013	VGS			20	Field Review
									01-15-2008	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	0.98	0080	1.503			1.0000	12.89	515,500
1	1010	Single Family	WP	Undevelop	0.070 AC	2,000.00	1.00000	0	1.00	0080	1.503			1.0000	0.07	200
Total Card Land Units					0.99 AC	Parcel Total Land Area					0.99	Total Land Value			515,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1334	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		676,817
Heat Fuel	02	Oil	Replace Cost		28,640
Heat Type	05	Hot Water	Year Built		705,457
AC Type	01	None	Effective Year Built		1991
Bedrooms	4		Depreciation Code		2006
Full Baths	2		Remodel Rating		G
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		15
Total Rooms	10		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	0		Percent Good		85
Gas Fireplaces	0		Cns Sect Rcnld		599,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1334		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	224	21.00	1992	A	70	C	1.00	3,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,273	1,273	1,273	228.19	290,488
BSM	Basement	0	1,334	267	45.67	60,927
DCK	Deck	0	224	22	22.41	5,020
FHS	Finished Half Story	468	936	468	114.10	106,794
FUS	Finished Upper Story	936	936	936	228.19	213,588
Ttl Gross Liv / Lease Area		2,677	4,703	2,966		676,817

