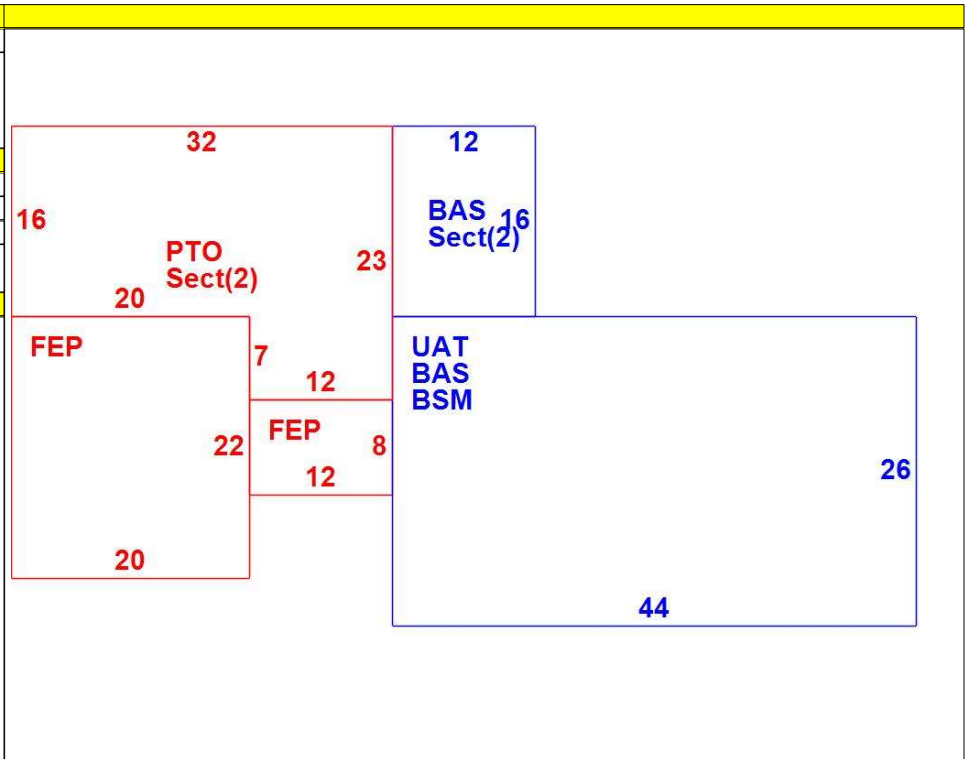


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
CULLEN, CATHERINE A 915 TREMONT ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	RESIDENTL RES LAND				209,000	209,000
		0	No Sewer	0	Paved	0	Average	1010	209,000	209,000	469,900			469,900			
SUPPLEMENTAL DATA										Total		678,900	678,900	VISION			
Alt Prcl ID		Cyclical		6													
Scnd Home		Exemption															
Tax Class T		W															
Tot Fin Area 1144		District															
Total Acres .928		Res Exem															
Chapter Lan																	
GIS ID F_871503_2833111		Assoc Pid#															
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
LANGLEY COURTNEY		58183	202	08-14-2023		Q	I	861,000		00	Year	Code	Assessed	Year	Code	Assessed	
CULLEN, CATHERINE A		51188	004	06-03-2019		U	I	385,000		1	2023	1010	225,500	2022	1010	196,400	
PARRIS REBECCA		14542	0152	07-29-1996		U	I	100		1A		1010	504,300	2021	1010	311,300	
		Total									729,800		Total		516,800		
													Total		484,300		
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)						209,000	
0060										Appraised Xf (B) Value (Bldg)						0	
										Appraised Ob (B) Value (Bldg)						0	
										Appraised Land Value (Bldg)						469,900	
										Special Land Value						0	
										Total Appraised Parcel Value						678,900	
										Valuation Method						C	
										Total Appraised Parcel Value						678,900	
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		
BP-20-25	01-29-2020	BP		29,944	05-11-2021	100		FINISH THE INTERIOR OF AN E		05-11-2021	SJT	5		01	Measure - No Entry		
BP-19-246	10-07-2019	AD		35,600	05-11-2021	100	03-06-2020	12' X 16' HEATED SUNROOM.		08-31-2020	SJT	5		20	Field Review		
QP-19-128	06-04-2019	MN		50,000		100		22 REPL WINDOWS, ROOF &		05-07-2020	SJD	9		20	Field Review		
13503	11-29-1994	RM	Remodel			100		WOOD STOVE LIV RM		04-12-2013	VGS			20	Field Review		
										03-12-2008	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	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341			11.74	469,400		
1	1010	Single Family	RC	Residual	0.010	AC 35,000.00	1.02040	5	1.00	0060	1.341			1.17	500		
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value			469,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1144	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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			250,739
Interior Floor 2			Net Other Adj		10,500
Heat Fuel	03	Gas	Replace Cost		288,129
Heat Type	05	Hot Water	Year Built		1955
AC Type	01	None	Effective Year Built		1991
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	5		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		70
Gas Fireplaces	0		Cns Sect Rcnd		182,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1144		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,144	1,144	1,144	134.30	153,639	
BSM	Basement	0	1,144	229	26.88	30,755	
FEP	Finished Enclosed Porch	0	536	322	80.68	43,245	
UAT	Unfinished Attic	0	1,144	172	20.19	23,100	
Ttl Gross Liv / Lease Area		1,144	3,968	1,867		250,739	

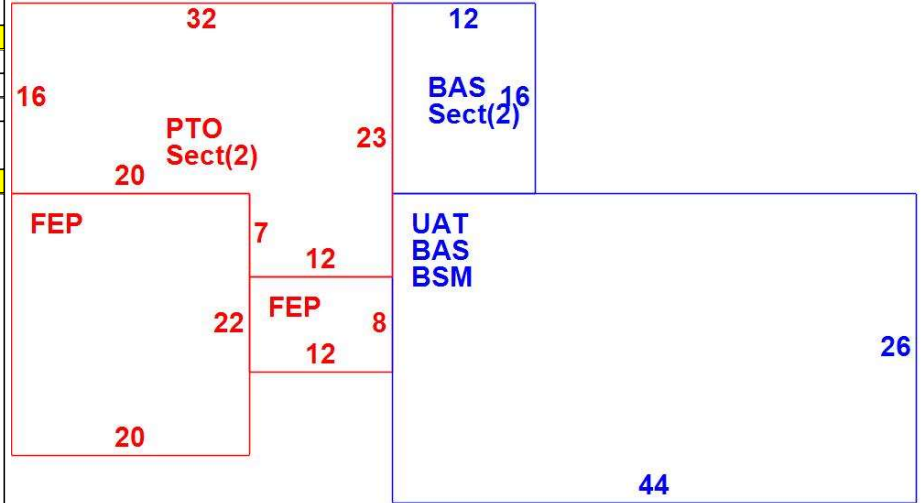


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
CULLEN, CATHERINE A 915 TREMONT ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	RESIDENTL RES LAND				209,000	209,000		
		0	No Sewer	0	Paved	0	Average	1010	209,000	209,000	469,900					469,900			
		0		0	Medium			1010	469,900	469,900									
SUPPLEMENTAL DATA												Total		678,900	678,900				
Alt Prcl ID		Cyclical		6															
Scnd Home		Exemption																	
Tax Class T		W																	
Tot Fin Area 1144		District																	
Total Acres .928		Res Exem																	
Chapter Lan																			
GIS ID F_871503_2833111		Assoc Pid#																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
LANGLEY COURTNEY				58183	202	08-14-2023		Q	I	861,000		00	Year	Code	Assessed	Year	Code	Assessed	
CULLEN, CATHERINE A				51188	004	06-03-2019		U	I	385,000		1	2023	1010	225,500	2022	1010	196,400	
PARRIS REBECCA				14542	0152	07-29-1996		U	I	100		1A		1010	504,300		1010	320,400	
				Total										729,800	Total	516,800	Total	484,300	
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											
0060																			
NOTES												Appraised Bldg. Value (Card)				209,000			
												Appraised Xf (B) Value (Bldg)				0			
												Appraised Ob (B) Value (Bldg)				0			
												Appraised Land Value (Bldg)				469,900			
												Special Land Value				0			
												Total Appraised Parcel Value				678,900			
												Valuation Method				C			
												Total Appraised Parcel Value				678,900			
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		
BP-20-25	01-29-2020	BP		29,944	05-11-2021	100		FINISH THE INTERIOR OF AN E				05-11-2021	SJT	5		01	Measure - No Entry		
BP-19-246	10-07-2019	AD		35,600	05-11-2021	100	03-06-2020	12' X 16' HEATED SUNROOM.				08-31-2020	SJT	5		20	Field Review		
QP-19-128	06-04-2019	MN		50,000		100		22 REPL WINDOWS, ROOF &				05-07-2020	SJD	9		20	Field Review		
13503	11-29-1994	RM	Remodel			100		WOOD STOVE LIV RM				04-12-2013	VGS			20	Field Review		
												03-12-2008	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	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341					1.0000	11.74		
1	1010	Single Family	RC	Residual	0.010	AC 35,000.00	1.02040	5	1.00	0060	1.341					1.0000	1.17		
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value					469,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area		
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	00	None			
Heat Type	01	None			
AC Type					
Bedrooms	0				
Full Baths	0				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	1				
Bath Style					
Kitchen Style					
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area					

CONDO DATA				
Parcel Id		C	Ownr	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		26,891
Replace Cost		0
Year Built		288,129
Effective Year Built		2019
Depreciation Code		2018
Remodel Rating		A
Year Remodeled		
Depreciation %		3
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		97
Cns Sect Rcnd		26,100
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	192	192	192	121.13	23,257	
PTO	Patio	0	596	30	6.10	3,634	
Ttl Gross Liv / Lease Area		192	788	222	26,891		

