

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DUXBURY TOWN OF WATER DEPT 878 TREMONT ST		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	BLDG	9710	487,100	487,100
				0	Heavy			LAND	9710	1,898,400	1,898,400
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>						OB	9710	5,400	5,400
		Alt Prcl ID		Cyclical		6					
		Scnd Home Exemption		W		District					
		Tax Class E		Res Exem							
		Tot Fin Area 752		Assoc Pid#							
		Total Acres 21.978									
		Chapter Lan									
		GIS ID F_872400_2837188									
						Total		2,390,900		2,390,900	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DUXBURY TOWN OF		4085 0372	07-23-1975	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed
								2023	9710	391,700	2022	9710	363,400
									9710	1,853,100		9710	1,524,700
									9710	3,400		9710	3,400
								Total		2,248,200		Total 1,891,500	
								Total		1,810,200		Total 1,810,200	

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 482,900			
Total			0.00					Appraised Xf (B) Value (Bldg) 4,200				

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0070							

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpose/Result
										05-12-2014	DG			00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										Total Appraised Parcel Value		2,390,900			

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
CBP-19-24	06-20-2019	MN		5,215	05-20-2020	100		ROOF		05-12-2014	DG			00	Measure & Listed
CBP-19-23	06-20-2019	MN		8,312	05-20-2020	100		ROOF		04-12-2013	VGS			20	Field Review
14750	11-26-1997	NC	New Construct	1,400,000		100		48X70 WATER TRTMNT							
14691	10-03-1997	NC	New Construct	10,000		100		48X70 FOUND, PLANT							

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	971R	Utility	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0070	1.389			1.0000	12.16	486,200
1	971R	Utility	RC	Secondary	4.591	AC 190,590.00	1.00000	0	1.00	0070	1.389			1.0000	6.08	1,215,400
1	971R	Utility	OS	Residual	16.469	AC 35,000.00	0.24576	5	1.00	0070	1.389			1.0000	0.27	196,800
Total Card Land Units					21.98	AC	Parcel Total Land Area			21.98			Total Land Value		1,898,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	21	Stone/Masonry	Parcel Id		C
Exterior Wall 2					B
Roof Structure	01	Flat	Adjust Type	Code	Description
Roof Cover	04	Tar & Gravel	Condo Flr		
Interior Wall 1	01	Minimum	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	03	Concrete			166,225
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	03	Gas	Replace Cost		171,225
Heat Type	12	Space Heat	Year Built		1975
AC Type	01	None	Effective Year Built		1994
Bedrooms	0		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	3		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		125,000
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	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS

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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
FN1	Fence - Chain	L	158	24.00	1980	A	70	C	1.00	2,700
FN1	Fence - Chain	L	158	24.00	1980	A	70	C	1.00	2,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	528	528	528	314.82	166,225
Ttl Gross Liv / Lease Area		528	528	528		166,225

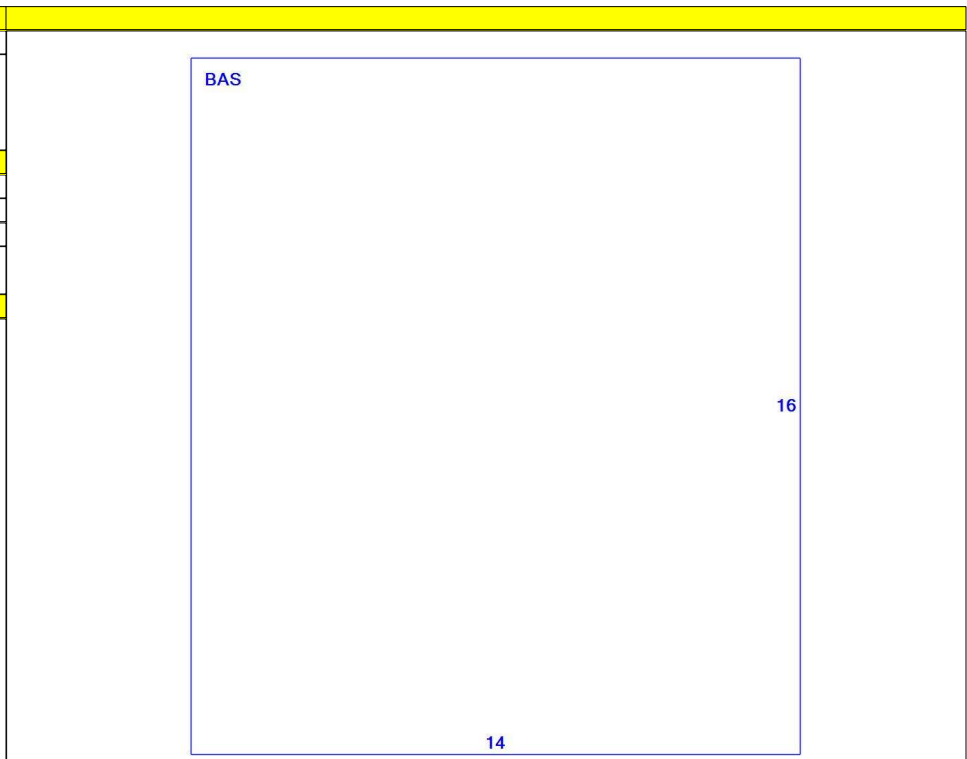


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
DUXBURY TOWN OF WATER DEPT 878 TREMONT ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description		Code	Appraised	Assessed	487,100 1,898,400 5,400								
		0	No Sewer	0	Paved	0	Average	BLDG	9710	487,100	487,100										
		SUPPLEMENTAL DATA		0	Heavy	Cyclical Exemption W		6	LAND	9710	1,898,400	1,898,400									
Alt Prcl ID Scnd Home Tax Class E Tot Fin Area 752 Total Acres 21.978 Chapter Lan GIS ID F_872400_2837188				District Res Exem			OB	9710	5,400	5,400											
Total										2,390,900	2,390,900										
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
DUXBURY TOWN OF			4085	0372	07-23-1975		U	I	0		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
												2023	9710	391,700	2022	9710	363,400	2021	9710	273,400	
												9710	1,853,100		9710	1,524,700		9710	1,533,400		
												9710	3,400		9710	3,400		9710	3,400		
Total										2,248,200	Total	1,891,500	Total	1,810,200							
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)				482,900							
0070										Appraised Xf (B) Value (Bldg)				4,200							
												Appraised Ob (B) Value (Bldg)				5,400					
												Appraised Land Value (Bldg)				1,898,400					
												Special Land Value				0					
												Total Appraised Parcel Value				2,390,900					
												Valuation Method				C					
												Total Appraised Parcel Value				2,390,900					
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				
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				
2	971R	Utility			0.000	AC	0.00	1.00000	0	1.00	0070	1.389			0.0000	0.00	0				
Total Card Land Units					0.00	AC	Parcel Total Land Area				21.98	Total Land Value					0				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	21	Stone/Masonry	Parcel Id		C
Exterior Wall 2					B
Roof Structure	01	Flat	Adjust Type	Code	Description
Roof Cover	04	Tar & Gravel	Condo Flr		
Interior Wall 1	01	Minimum	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	03	Concrete			109,805
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	03	Gas	Replace Cost		114,805
Heat Type	12	Space Heat	Year Built		1975
AC Type	01	None	Effective Year Built		1994
Bedrooms	0		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	3		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		83,800
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	0		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	224	224	224	490.20	109,805	
Ttl Gross Liv / Lease Area		224	224	224		109,805	



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA			
DUXBURY TOWN OF WATER DEPT 878 TREMONT ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description		Code	Appraised	Assessed	VISION				
				0	No Sewer	0	Paved	0	Average	BLDG	9710	487,100			487,100		
				0	Heavy			LAND	9710	1,898,400	1,898,400						
		<b>SUPPLEMENTAL DATA</b>						OB	9710	5,400	5,400						
		Alt Prcl ID Scnd Hom Tax Class E Tot Fin Are 752 Total Acres 21.978 Chapter La GIS ID F_872400_2837188				Cyclical Exemption W District Res Exem Assoc Pid#		6		Total		2,390,900	2,390,900				
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUXBURY TOWN OF			4085 0372	07-23-1975	U	I	0	1N	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	9710	391,700	2022	9710	363,400	2021	9710	273,400
										9710	1,853,100		9710	1,524,700		9710	1,533,400
										9710	3,400		9710	3,400		9710	3,400
									Total		2,248,200	Total		1,891,500	Total		1,810,200
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)				482,900
0070													Appraised Xf (B) Value (Bldg)				4,200
										Appraised Ob (B) Value (Bldg)				5,400			
										Appraised Land Value (Bldg)				1,898,400			
										Special Land Value				0			
										Total Appraised Parcel Value				2,390,900			
										Valuation Method				C			
										Total Appraised Parcel Value				2,390,900			
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		
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustment	Adj Unit Pric	Land Value	
3	9711	Utility			SF	0.00	1.00000	0	1.00		1.000			0	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area: 21.98					Total Land Value					1,898,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	24	Garage			
Model	96	Ind/Com			
Grade	05	Ave/Good			
Stories	10				
Occupancy	1.00				
Exterior Wall 1	21	Stone/Masonry			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concrete			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	12	Space Heat			
AC Type	01	None			
Use Type					
Bldg Use	9711	Utility			
Total Rooms					
Total Baths					
SF Finish Bsmt					
Lighting Class					
Heat/AC	00	None			
Pct Heated					
Baths/Plumbing	00	None			
Ceiling/Wall	00	None			
Rooms/Prtns	02	Average			
Wall Height	12.00				
Base Floor					
1st Floor Use					
<b>MIXED USE</b>					
			Code	Description	Percentage
			9711	Utility	100
					0
					0
<b>COST / MARKET VALUATION</b>					
			RCN		351,351
			Year Built		1985
			Effective Year Built		1999
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		22
			Functional Obsol		
			External Obsol		
			Trend Factor		1.000
			Condition		
			Condition %		
			Percent Good		78
			Cns Sect Rcnd		274,100
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p>CLP<sup>12</sup></p> <p>20</p>	<p>BAS</p> <p>70</p> <p>48</p>
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OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
LDL2	W/MAN FLIP O	B	1	5400.00	1997		78		0.00	4,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,360	3,360	3,360	102.38	343,980	
CLP	Loading Platform	0	240	72	30.71	7,371	
Ttl Gross Liv / Lease Area		3,360	3,600	3,432		351,351	

