

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
MASER BRIAN M			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
MASER JENNIFER			0 Septic	0 Paved	0 Average	RESIDNTL	1010	495,900	495,900	
71 FLINT LOCKE DR				0 Light		RES LAND	1010	301,400	301,400	
SUPPLEMENTAL DATA						RESIDNTL	1010	8,500	8,500	
DUXBURY MA 02332	Alt Prcl ID	Cyclical 6								
	Scnd Home	Exemption								
	Tax Class T	W								
	Tot Fin Area 2147	District								
	Total Acres 1.528	Res Exem								
	Chapter Lan									
	GIS ID F_869566_2832763	Assoc Pid#								
							Total	805,800	805,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MASER BRIAN M	43478	0243	08-12-2013	Q	I	565,000	00	Year	Code	Assessed	Year	Code	Assessed
DONAHUE PETER F	13044	0254	07-27-1994	Q	I	113,750	00	2023	1010	392,800	2022	1010	330,300
									1010	409,000		1010	345,000
									1010	4,400		1010	4,400
							Total	806,200	Total	679,700	Total	645,100	

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) 495,900			
			Total	0.00					Appraised Xf (B) Value (Bldg) 0			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
<p>Appraised Land Value (Bldg) 301,400</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 805,800</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 805,800</p>			

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
32	01-30-2002	RM	Remodel	8,000	07-26-2003	100		FIN 16x24 SECT/BSMT	11-04-2020	SJT	10		20	Field Review
13330	07-22-1994	NC	New Construct	123,000	11-30-1995	100		26X38 2STY/GAR UND	04-09-2014	SJD	9	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									03-04-2008	BSB			01	Measure - No Entry

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	0050	1.000		TP80	8.75	280,000	
1	1010	Single Family	RC	Residual	0.610	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	21,400	
Total Card Land Units					1.53	AC	Parcel Total Land Area					1.53	Total Land Value			301,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	04	Cape Cod	Bsmt Area	1308				
Model	01	Residential	Bsmt Type	04				
Grade	06	Good	Unfin Area	0.00	Full			
Stories	1.85							
Occupancy	1		CONDO DATA					
Exterior Wall 1	11	Clapboard	Parcel Id		C	Owne		
Exterior Wall 2					B	S		
Roof Structure	02	Shed	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood				575,794		
Interior Floor 2			Net Other Adj			44,080		
Heat Fuel	02	Oil	Replace Cost			619,874		
Heat Type	05	Hot Water	Year Built			1994		
AC Type	03	Central	Effective Year Built			2001		
Bedrooms	3		Depreciation Code			A		
Full Baths	2		Remodel Rating					
Half Baths	1		Year Remodeled					
Extra Fixtures	2		Depreciation %			20		
Total Rooms	8		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			80		
Gas Fireplaces	0		Cns Sect Rcnld			495,900		
Sq Ft Fin Bsmt	468		Dep % Ovr					
FBM Quality	05	Living Area	Dep Ovr Comment					
Foundation	06	Poured Conc	Misc Imp Ovr					
Bsmt Garage	2		Misc Imp Ovr Comment					
Bsmt Area	1308		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
TEN	Tennis Court	L	1	48500.00	1970	P	35	D	0.50	8,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,308	1,308	1,308	232.36	303,930	
BSM	Basement	0	1,308	262	46.54	60,879	
FNS	Finished 90% Story	889	988	889	209.08	206,570	
WDK	Deck	0	192	19	22.99	4,415	
Ttl Gross Liv / Lease Area		2,197	3,796	2,478		575,794	

