

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA							
MAGGIO KAREN M MAGGIO STEVEN J 97 ISLAND CREEK RD			0 Water 0 No Sewer	0 Two-Way 0 Paved 0 Medium	0 Average 0 Average	Description	Code	Appraised	Assessed			RESIDENTL RES LAND	1010 1010	449,400 710,700	449,400 710,700		
DUXBURY MA 02332		SUPPLEMENTAL DATA			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3004 Total Acres .922 Chapter Lan GIS ID F_871584_2833444		Cyclical Exemption W District Res Exem		Assoc Pid#		Total					1,160,100	1,160,100
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MAGGIO KAREN M BALDWIN JOHN S ELM ST REALTY TRUST		56459 220 55598 233 10228 0039	02-18-2022 09-03-2021 04-12-1991	U U U	V V V	700,000 550,000 1	1P 1 1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2023	1300	629,000	2022	1300	484,900	2021	1300	404,100	
								Total		629,000	Total		484,900	Total		404,100	
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)	449,400					
0080											Appraised Xf (B) Value (Bldg)	0					
											Appraised Ob (B) Value (Bldg)	0					
											Appraised Land Value (Bldg)	710,700					
											Special Land Value	0					
											Total Appraised Parcel Value	1,160,100					
											Valuation Method	C					
											Total Appraised Parcel Value	1,160,100					
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	
BPO-23-181	05-24-2023	SP	Solar Panels	74,700		0		44 SOLAR PANELS			05-24-2023	SJT	5		05	Measure - Under Construct	
BPO-21-346	07-19-2022	NC	New Construct	564,835	05-24-2023	45		PLAN #AY-028= 3002 SF 4 BED			01-01-2018	AO	3		99	Vacant Land	
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	1.35	0080	1.503			1.0000	17.76	710,200	
1	1010	Single Family	RC	Residual	0.005 AC	35,000.00	2.12765	5	1.00	0080	1.503			1.0000	2.44	500	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value					710,700

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	3004	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area		Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	06	Board & Batten	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		914,010
Interior Floor 2			Replace Cost		84,550
Heat Fuel	03	Gas	Year Built		2022
Heat Type	04	Forced Air-Duc	Effective Year Built		2021
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %	0	
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	03	Modern	Trend Factor		1,000
Kitchen Style	03	Modern	Condition		UC
Extra Kitchens	0		Condition %		45
Fireplaces	0		Percent Good		45
Extra Openings	1		Cns Sect Rcnld		449,400
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	980		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage			Cost to Cure Ovr		
Bsmt Area	3004		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	3,004	3,004	3,004	212.36	637,938
BSM	Basement	0	3,004	601	42.49	127,630
CTH	Cathedral Ceiling	0	1,789	179	21.25	38,013
DCK	Deck	0	56	6	22.75	1,274
FGR	Garage	0	935	374	84.95	79,424
FOP	Open Porch	0	936	140	31.76	29,731
Ttl Gross Liv / Lease Area		3,004	9,724	4,304		914,010

