

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
CUTTS PETER	8	Sloping	0	Water	0	Subdivision	0	Average	Description	Code		Appraised	Assessed
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		832,400	832,400
					0	Medium			RES LAND	1010		526,400	526,400
31 FOX RUN	SUPPLEMENTAL DATA						RESIDNTL	1010	8,800	8,800			
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W			6								
	Scnd Home	District Res Exem											
	Tax Class T	Assoc Pid#											
	Tot Fin Area 3256												
	Total Acres .918												
	Chapter Lan												
	GIS ID F_871613_2834085												
										Total	1,367,600	1,367,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
KEENAN MICHAEL ROBERT	57592	42	01-12-2023	Q	I	1,375,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
CUTTS PETER	49953	0204	06-22-2018	Q	I	969,000	00	2023	1010	638,500	2022	1010	592,700	2021	1010	514,000					
WAGLE JOSEPH & STEPHANIE	47157	0016	07-08-2016	Q	I	959,999	00		1010	625,700		1010	482,400		1010	402,000					
MAGUIRE BRIAN T & MICHELLE L	42051	0327	10-04-2012	Q	I	853,500	00		1010	4,300		1010	4,300		1010	4,300					
STUHLFAUT JOSH W & VARGAS ALISO	32915	0067	06-23-2006	Q	I	930,000	00	Total									1,268,500	Total	1,079,400	Total	920,300

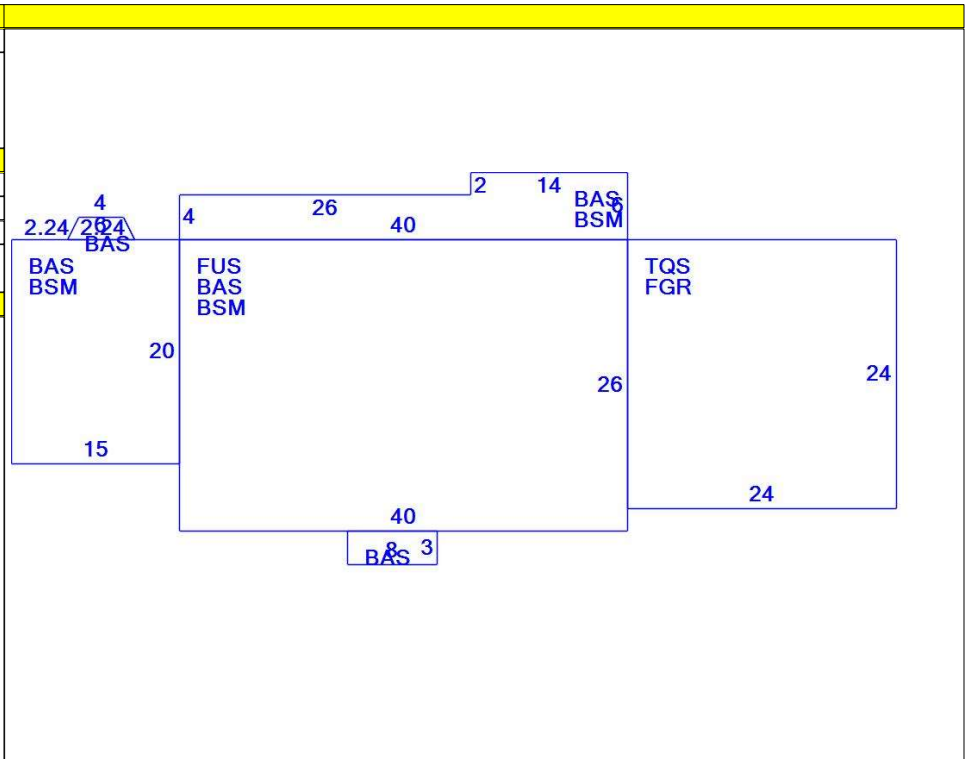
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0080														
NOTES														
										Appraised Bldg. Value (Card)	832,400			
										Appraised Xf (B) Value (Bldg)	0			
										Appraised Ob (B) Value (Bldg)	8,800			
										Appraised Land Value (Bldg)	526,400			
										Special Land Value	0			
										Total Appraised Parcel Value	1,367,600			
										Valuation Method	C			
										Total Appraised Parcel Value	1,367,600			

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	
BPO-20-55	06-05-2020	BP	Bldg Permit	8,229	08-31-2020	100	07-20-2020	Install a 12'x24'x54" above grou	04-05-2023	SJD	9	1	12	Property Est. - No Access	
2014-54	02-27-2014	RM	Remodel	14,000		100		REMODEL EXISTING BATHRO	08-31-2020	SJT	5		20	Field Review	
12750	04-16-1993	NC	New Construct	173,000	01-01-1994	100		2STY26X40/ATGR/BDOVD	02-26-2019	SJT			02	Callback - No Entry	
									11-04-2013	JLF	9	1	00	Measure & Listed	
									10-09-2013	JLF			01	Measure - No Entry	
									04-12-2013	VGS			20	Field Review	
									01-26-2008	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	40,027	SF	8.75	1.00000	5	1.00	0080	1.503		1.0000	13.15	526,400
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			526,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1632	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
					S
			Adjust Type	Code	Description
Roof Structure	03	Gable	Condo Flr		
Roof Cover	03	Asphalt	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		865,653
Heat Fuel	02	Oil	Replace Cost		69,650
Heat Type	05	Hot Water	Year Built		935,304
AC Type	03	Central	Effective Year Built		1993
Bedrooms	4		Depreciation Code		2010
Full Baths	2		Remodel Rating		E
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		11
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		89
Gas Fireplaces	0		Cns Sect Rcnd		832,400
Sq Ft Fin Bsmt	820		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1632		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
PTO	Patio	L	384	15.00	2013	G	85	C	1.00	4,900
SPL4	Above Ground	L	288	8.00	2020	G	85	A	2.00	3,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,562	1,562	1,562	242.48	378,754
BSM	Basement	0	1,528	306	48.56	74,199
FGR	Garage	0	576	230	96.82	55,770
FUS	Finished Upper Story	1,040	1,040	1,040	242.48	252,179
TQS	Three Quarter Story	432	576	432	181.86	104,751
Ttl Gross Liv / Lease Area		3,034	5,282	3,570		865,653

