

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
BYGATE BRUCE T		0	Water	0	Subdivision	0	Average	Description	Code		Appraised	Assessed
BYGATE FAHY R		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		342,000	342,000
49 ISLAND CREEK RD				0	Medium			RES LAND	1010		469,900	469,900
SUPPLEMENTAL DATA								RESIDNTL	1010	8,700	8,700	
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W		6								
	Scnd Home	District		Res Exem								
	Tax Class T	Chapter Lan		Assoc Pid#								
	Tot Fin Area 2235											
	Total Acres .928											
	GIS ID F_870896_2834860											
								Total		820,600	820,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BYGATE BRUCE T	LCC	65295	08-17-1981	Q	I	115,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	326,400	2022	1010	273,200
									1010	504,300		1010	320,400
									1010	1,400		1010	1,400
								Total		832,100	Total		595,000
								Total			Total		583,100

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) 342,000			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES											
XTRA BTH FIX=HOT TUB											
								Appraised Land Value (Bldg) 469,900			
								Special Land Value 0			
								Total Appraised Parcel Value 820,600			
								Valuation Method C			
								Total Appraised Parcel Value 820,600			

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
2014-146	07-30-2014	MN	Maintenance	21,897		100		INSTALL 15 REPLACEMENT WI		10-12-2023	SJD	6	1	01	Measure - No Entry
13282	07-06-1994	NC	New Construct	5,000		100		12X12 FS DK, 3'D SPA		11-17-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										01-08-2008	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	1.00000	5	1.00	0060	1.341			1.15	500
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			469,900

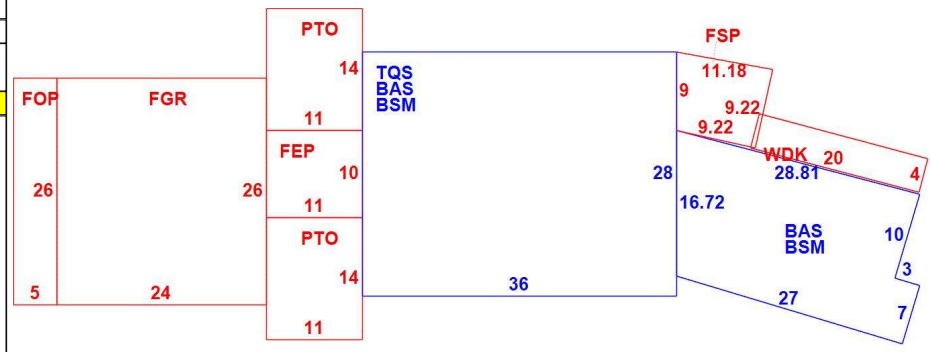
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1371	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	01	Old Style			
Kitchen Style	01	Old Style			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	420				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1371				

CONDO DATA

Parcel Id		C		Own	
			B		S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

COST / MARKET VALUATION

Net Other Adj	505,421
Replace Cost	28,980
Year Built	534,402
Effective Year Built	1966
Depreciation Code	1985
Remodel Rating	F
Year Remodeled	
Depreciation %	36
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	64
Cns Sect Rcnd	342,000
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
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,466	1,466	1,466	174.77	256,206
BSM	Basement	0	1,466	293	34.93	51,206
FEP	Finished Enclosed Porch	0	110	66	104.86	11,535
FGR	Garage	0	624	250	70.02	43,691
FOP	Open Porch	0	130	20	26.89	3,495
FSP	Screened Porch	0	92	18	34.19	3,146
PTO	Patio	0	308	15	8.51	2,621
TQS	Three Quarter Story	756	1,008	756	131.07	132,123
WDK	Deck	0	80	8	17.48	1,398
Ttl Gross Liv / Lease Area		2,222	5,284	2,892		505,421

