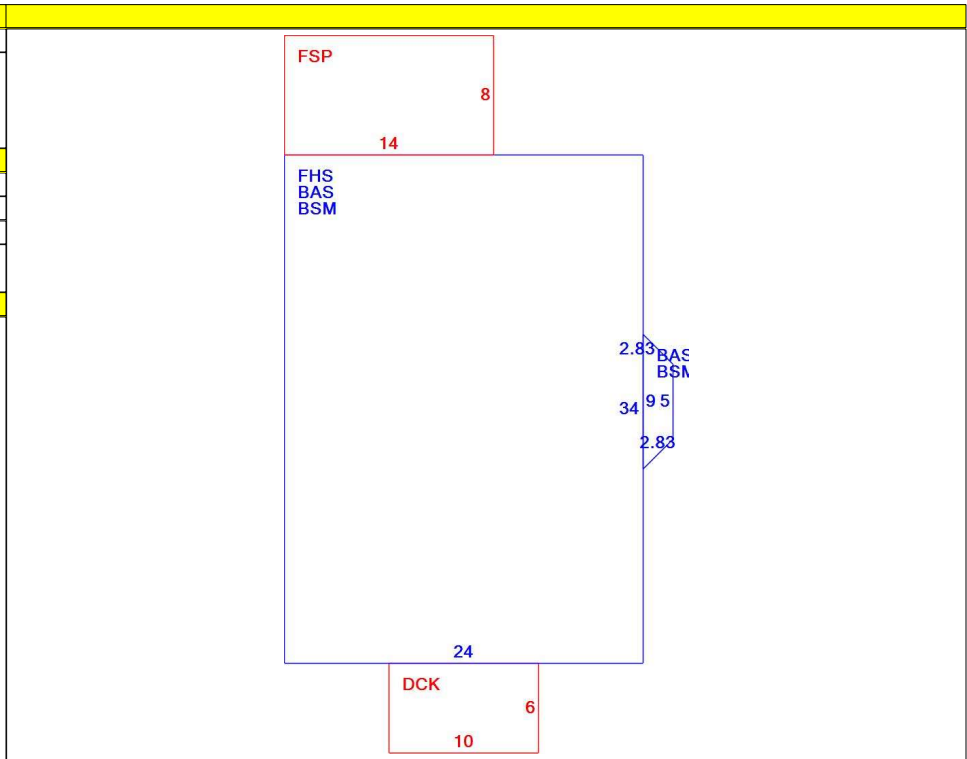


| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | | |
|---|------------|---------------|-------------|---|------------|-------------|------------------------|---|--------|--------------------|-------------------------------------|--------------------------------------|------------------|---|--------|------------|--------------------|---------|---------|
| MOSHER CHRIS PO BOX 1305 DUXBURY MA 02331 | | 0 | Water | 0 | Feeder | 0 | Average | Description | | Code | Appraised | Assessed | | | | | | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | | 1010 | 146,500 | 146,500 | | | | | | | |
| | | | | 0 | Medium | | | RES LAND | | 1010 | 342,800 | 342,800 | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | RESIDNTL | | 1010 | 27,000 | 27,000 | | | | | |
| Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1251 Total Acres .84 Chapter Lan GIS ID F_868641_2830879 | | | | Cyclical 7 Exemption W District Res Exem Assoc Pid# | | | | | | Total | | 516,300 | 516,300 | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
| MOSHER CHRIS MOSHER MALCOLM JANICE W | | 25753 | 0231 | 07-11-2003 | | U | I | 10 | | 1A | Year | Code | Assessed | Year | Code | Assessed | | | |
| | | 11338 | 0030 | 02-04-1976 | | U | I | 21,000 | | 1A | 2023 | 1010 | 112,500 | 2022 | 1010 | 92,600 | 2021 | 1010 | 94,300 |
| | | | | | | | | | | | | 1010 | 356,800 | | 1010 | 295,900 | | 1010 | 244,700 |
| | | | | | | | | | | | | 1010 | 17,200 | | 1010 | 17,200 | | 1010 | 17,200 |
| Total | | | | | | | | | | 486,500 | | Total | | 405,700 | | Total | | 356,200 | |
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | | |
| Year | Code | Description | | Amount | | Code | Description | Number | Amount | Comm Int | | APPRAISED VALUE SUMMARY | | | | | | | |
| | | | | | | | | | | | | Appraised Bldg. Value (Card) 146,500 | | | | | | | |
| Total | | | | | | | | | | 0.00 | | Appraised Xf (B) Value (Bldg) 0 | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) 27,000 | | | | | | | |
| Nbhd | | Nbhd Name | | B | | Tracing | | Batch | | | Appraised Land Value (Bldg) 342,800 | | | | | | | | |
| 0050 | | | | | | | | | | | Special Land Value 0 | | | | | | | | |
| NOTES | | | | | | | | | | | | Total Appraised Parcel Value 516,300 | | | | | | | |
| FRONT ENCLOSED PORCH REMOVED 2014-JLF | | | | | | | | | | | | Valuation Method C | | | | | | | |
| Total Appraised Parcel Value 516,300 | | | | | | | | | | | | Total Appraised Parcel Value 516,300 | | | | | | | |
| 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 | | |
| | | | | | | | | | | | | 11-03-2020 | SJT | 10 | | 20 | Field Review | | |
| | | | | | | | | | | | | 08-07-2014 | JLF | 7 | | 01 | Measure - No Entry | | |
| | | | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review | | |
| | | | | | | | | | | | | 03-01-2008 | 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 | 36,590 | SF | 9.37 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | | 1.0000 | 9.37 | 342,800 | | |
| Total Card Land Units | | | | | 0.84 | AC | Parcel Total Land Area | | | | | 0.84 | Total Land Value | | | 342,800 | | | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 06 | Conventional | Bsmt Area | 843 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 02 | Below Average | Unfin Area | 0.00 | Full |
| Stories | 1.5 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 07 | Asbest Shingle | Parcel Id | | C |
| Exterior Wall 2 | | | | | B |
| Roof Structure | 04 | Hip | Adjust Type | Code | Description |
| Roof Cover | 03 | Asphalt | Condo Flr | | Factor% |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 205,537 |
| Interior Floor 2 | | | Net Other Adj | | 6,800 |
| Heat Fuel | 02 | Oil | Replace Cost | | 212,336 |
| Heat Type | 05 | Hot Water | Year Built | | 1951 |
| AC Type | 01 | None | Effective Year Built | | 1990 |
| Bedrooms | 3 | | Depreciation Code | | A |
| Full Baths | 1 | | Remodel Rating | | |
| Half Baths | 0 | | Year Remodeled | | |
| Extra Fixtures | 0 | | Depreciation % | | 31 |
| Total Rooms | 6 | | 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 | | 69 |
| Gas Fireplaces | 0 | | Cns Sect Rcnld | | 146,500 |
| 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 | 843 | | 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 |
| FGR1 | Garage - 1 Sto | L | 400 | 52.00 | 1980 | F | 55 | C | 1.00 | 11,400 |
| TEN | Tennis Court | L | 1 | 48500.00 | 1980 | F | 55 | D | 0.50 | 13,300 |
| SHD1 | Shed | L | 200 | 21.00 | 1195 | F | 55 | C | 1.00 | 2,300 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 830 | 830 | 830 | 143.53 | 119,131 |
| BSM | Basement | 0 | 830 | 166 | 28.71 | 23,826 |
| DCK | Deck | 0 | 60 | 6 | 14.35 | 861 |
| FHS | Finished Half Story | 408 | 816 | 408 | 71.77 | 58,561 |
| FSP | Screened Porch | 0 | 112 | 22 | 28.19 | 3,158 |
| Ttl Gross Liv / Lease Area | | 1,238 | 2,648 | 1,432 | | 205,537 |

