

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NEWTON JOHN D JR & ALEXANDRA			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
704 BAY RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	388,400	388,400	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	856,200	856,200		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1465 Total Acres 1.028 Chapter Lan GIS ID F_869230_2828863		Cyclical 7 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	24,600	24,600		
						Total		1,269,200	1,269,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NEWTON JOHN D JR & ALEXANDRA J		LCC 135264	04-14-2023	Q	I	1,500,704	00	Year	Code	Assessed	Year	Code	Assessed
SEELY CHRISTOPHER		LCC 127118	07-11-2018	Q	I	780,000	00	2023	1010	298,100	2022	1010	272,000
TEARSE DAVID B & SELDEN W		LCC 98313	11-01-2000	Q	I	635,000	00		1010	717,700		1010	605,600
									1010	17,500		1010	17,500
								Total		1,033,300	Total		895,100
								Total			Total		804,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0070			

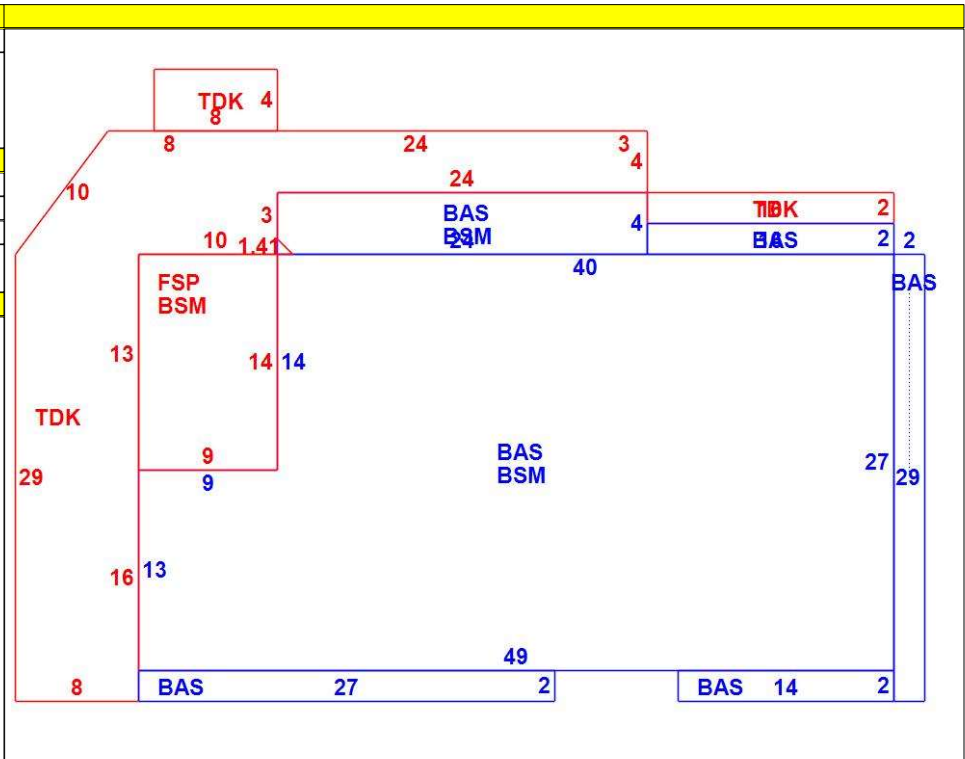
NOTES		APPRAISED VALUE SUMMARY	
BEDROOMS 3-4 AND 1 ADDITIONAL FINISHED ROOM IN LOWER LEVEL-3/2018		Appraised Bldg. Value (Card)	388,400
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	24,600
		Appraised Land Value (Bldg)	856,200
		Special Land Value	0
		Total Appraised Parcel Value	1,269,200
		Valuation Method	C
		Total Appraised Parcel Value	1,269,200

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
BP-19-133	04-30-2019	RM		130,000	08-05-2019	100		WINDOWS, ROOFING, SIDING,	09-19-2019	SJT	10		00	Measure & Listed
									07-31-2019	SJT	5		01	Measure - No Entry
									03-28-2018	JLF	10	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									02-28-2008	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	0070	1.389		V175	1.7500	21.27	850,900
1	1010	Single Family	PD	Residual	0.110	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.11	5,300
Total Card Land Units					1.03	AC	Parcel Total Land Area					1.03	Total Land Value			856,200

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1498	
Model	01	Residential	Bsmt Type	00	
Grade	07	Very Good	Unfin Area	623.00	N/A
Stories	1				
Occupancy	1				
Exterior Wall 1	12	Cedar Or Redwd	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	02	Shed			B
Roof Cover	03	Asphalt			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			COST / MARKET VALUATION		
Heat Fuel	03	Gas	Net Other Adj		363,219
Heat Type	05	Hot Water	Replace Cost		63,640
AC Type	03	Central	Year Built		426,859
Bedrooms	3		Effective Year Built		1974
Full Baths	2		Depreciation Code		2012
Half Baths	1		Remodel Rating		R
Extra Fixtures	1		Year Remodeled		03
Total Rooms	8		Depreciation %		2019
Bath Style	03	Modern	Functional Obsol		9
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		91
Sq Ft Fin Bsmt	875		Cns Sect Rcnld		388,400
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1498		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	2019	E	100	B	1.50	18,600
SHD1	Shed	L	192	21.00	2019	E	100	B	1.50	6,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,465	1,465	1,465	199.02	291,570
BSM	Basement	0	1,419	284	39.83	56,523
FSP	Screened Porch	0	126	25	39.49	4,976
TDK	Trex Deck	0	505	51	20.10	10,150
Ttl Gross Liv / Lease Area		1,465	3,515	1,825		363,219

