

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MARANI REBECCAA			0	Water	0	Arterial	0	Good	Description	Code	Appraised	Assessed	905 DUXBURY, MA
			0	Septic	0	Paved	0	Average	RESIDNTL	1010	1,038,300	1,038,300	
566 BAY RD	SUPPLEMENTAL DATA				0	Heavy			RES LAND	1010	489,600	489,600	
DUXBURY MA 02332	Alt Prcl ID					Cyclical Exemption	7		RESIDNTL	1010	134,500	134,500	
	Scnd Home					W							VISION
	Tax Class	T				District							
	Tot Fin Area	2951				Res Exem							
	Total Acres	1.348											
	Chapter Lan												
	GIS ID	F_870937_2829974				Assoc Pid#							
										Total	1,662,400	1,662,400	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MARANI REBECCAA	54007	78	12-15-2020	Q	I	950,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MATHEWS HARRY W III	39265	0332	11-16-2010	Q	I	725,000	00	2023	1010	602,300	2022	1010	498,300	2021	1010	494,200
FOSTER DONALD G TT	37906	0346	11-10-2009	U	I	100	1A		1010	525,500		1010	333,900		1010	322,100
									1010	75,100		1010	75,100		1010	75,100
									Total	1,202,900	Total	907,300	Total	891,400		

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										
0060														
NOTES														
Placard Shows Rufus Greene Chandler House 1844														
3 F/P's , 2 Non Functional														
										Appraised Bldg. Value (Card)	1,038,300			
										Appraised Xf (B) Value (Bldg)	0			
										Appraised Ob (B) Value (Bldg)	134,500			
										Appraised Land Value (Bldg)	489,600			
										Special Land Value	0			
										Total Appraised Parcel Value	1,662,400			
										Valuation Method	C			
										Total Appraised Parcel Value	1,662,400			

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-23-205	06-27-2023	NC	New Construct	5,100	04-03-2023	100		9X12 DECK. This deck was in pl		03-15-2021	SJT	5		20	Field Review
BPO-22-111	04-14-2022	NC	New Construct	196,000	04-03-2023	100	06-01-2023	20X22 2STY ACCESSORY STR		12-16-2019	SJT			01	Measure - No Entry
BPO-20-366	12-21-2020	RM	Remodel	47,500		100	07-20-2021	Bathroom refurbish, electrical an		04-12-2013	VGS			20	Field Review
2016-404	11-21-2016	SP	Solar Panels	23,000		100		INSTALL SOLAR PANELS ON R		10-01-2012	KP	6		30	Quality Control
9	02-03-2011	DM	Demolish	7,800		100		PARTIAL		11-29-2010	KP		1	00	Measure & Listed
438	09-22-2005	RM	Remodel	10,000		100		16X10X8 KITCHEN							
114	04-01-2002	MN	Maintenance	5,000		100		REPL SIDING/WINDOWS							

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		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.430	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	20,200
Total Card Land Units					1.35	AC	Parcel Total Land Area					1.35	Total Land Value			489,600

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			0 Septic	0 Paved	0 Average	RESIDNTL	1010	1,038,300	1,038,300						
		SUPPLEMENTAL DATA			0 Heavy		RES LAND	1010	489,600		489,600				
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2951 Total Acres 1.348 Chapter Lan GIS ID F_870937_2829974			Cyclical 7 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	134,500	134,500						
						Total		1,662,400	1,662,400						
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		Total	0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
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BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments							
								Date	Id	Type	Is	Cd	Purpose/Result		
								04-03-2023	SJT	5		01	Measure - No Entry		
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
2	1010	Single Family			SF		0.00000		1.00		1.000		0.0000	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area			1.35	Total Land Value			0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area		
Model	01	Residential	Bsmt Type	02	
Grade	07	Very Good	Unfin Area	0.00	Crawl
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	07	Propane			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms					
Full Baths					
Half Baths					
Extra Fixtures	0				
Total Rooms	2				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area					

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

COST / MARKET VALUATION		
Net Other Adj		257,697
Replace Cost		0
Year Built		2022
Effective Year Built		2021
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	0	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	100	
Cns Sect Rcnld	257,700	
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	424	424	424	299.65	127,051	
CAN	Canopy	0	24	2	24.97	599	
DCK	Deck	0	96	10	31.21	2,996	
FUS	Finished Upper Story	424	424	424	299.65	127,051	
Ttl Gross Liv / Lease Area		848	968	860		257,697	

