

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
NORTON MELISSA K		0	Water	0	Arterial	0	Excellent	Description	Code		Appraised	Assessed
MELISSA K NORTON 2006 TRUST		0	Septic	0	Paved	0	Good	RESIDNTL	1010		2,238,700	2,238,700
549 BAY RD		SUPPLEMENTAL DATA			0	Heavy		RES LAND	1010		1,370,900	1,370,900
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5775 Total Acres 2.198 Chapter Lan GIS ID F_871354_2829623			Cyclical Exemption W District Res Exem		7	RESIDNTL	1010	97,400	97,400	
								Total		3,707,000	3,707,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NORTON MELISSA K	LCC	123707	07-12-2016	Q	I	3,000,000	00	Year	Code	Assessed	Year	Code	Assessed			
HINKLEY CLARK & JANE TT	LCC	109774	11-01-2006	U	I	100	1F	2023	1010	1,738,400	2022	1010	1,596,600			
HINKLEY CLARK J	LCC	107269	05-18-2005	Q	I	1,500,000	00		1010	2,421,200		1010	1,868,000			
STOCKWELL ELSIE W	LCC	102658	01-06-2003	Q	I	1,200,000	00		1010	66,800		1010	66,800			
Total								4,226,400		Total		3,531,400		Total		2,936,600

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			
Total		0.00						Appraised Bldg. Value (Card) 2,238,700				
Total		0.00						Appraised Xf (B) Value (Bldg) 0				
Total		0.00						Appraised Ob (B) Value (Bldg) 97,400				
Total		0.00						Appraised Land Value (Bldg) 1,370,900				
Total		0.00						Special Land Value 0				
Total		0.00						Total Appraised Parcel Value 3,707,000				
Total		0.00						Valuation Method C				
Total		0.00						Total Appraised Parcel Value 3,707,000				

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
QPO-23-11	05-03-2023	MN	Maintenance	35,000		100	05-03-2023	INSTALL CERTAINTEED ROOFI	01-17-2017	SJD	9	1	06	Inspection Only
85	03-25-2008	MS	Miscellaneous	32,000		100		INGHEATEDGPOOL20X40	12-13-2016	SJD	9		01	Measure - No Entry
157	05-30-2007	RM	Remodel	38,000		100		BSMT 498',2ND FL 690	04-12-2013	VGS			20	Field Review
46	02-14-2007	AD	Addition	43,500		100		22X32+12X22 GARAGE	04-28-2009	KP		1	00	Measure & Listed
345	09-28-2006	NC	New Construct	502,000	04-30-2008	100		SIN FAM DWELL& PORCH						
229	06-28-2006	MS	Miscellaneous	8,000		100		MOVE HOUSE FROM PARC						
11974	07-19-1991	AD	Addition	9,000	09-25-1995	100		ENCLOSE 12X15 OF PCH						

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	0080	1.503		W250	2.5000	32.88	1,315,300
1	1010	Single Family	RC	Residual	1.280	AC 35,000.00	0.82500	5	1.00	0080	1.503			1.0000	1.00	55,600
Total Card Land Units					2.20	AC	Parcel Total Land Area					2.20	Total Land Value			1,370,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	3745	
Model	01	Residential	Bsmt Type	04	
Grade	13	Prime++	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		2,241,651
Interior Floor 2			Replace Cost		191,744
Heat Fuel	03	Gas	Year Built		2,433,393
Heat Type	05	Hot Water	Effective Year Built		2007
AC Type	03	Central	Depreciation Code		2013
Bedrooms	4		Remodel Rating		E
Full Baths	5		Year Remodeled		
Half Baths	2		Depreciation %	8	
Extra Fixtures	5		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor	1.000	
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good	92	
Extra Openings	0		Cns Sect Rcnd		2,238,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1429		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	3745		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
SHD1	Shed	L	160	21.00	1989	A	70	C	1.00	2,400
FGR1	Garage - 1 Sto	L	954	52.00	2007	A	70	C	1.00	34,700
SPL2	Ing Pool-Good	L	800	89.00	2007	A	70	C	1.00	49,800
GNR	GENERATOR	L	1	12400.00	2010	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,745	3,745	3,745	335.23	1,255,418
BSM	Basement	0	3,745	749	67.05	251,084
FNS	Finished 90% Story	2,079	2,310	2,079	301.70	696,933
FOP	Open Porch	0	758	114	50.42	38,216
Ttl Gross Liv / Lease Area		5,824	10,558	6,687		2,241,651

