

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA										
GARLAND ELAINE TT GARLAND REVOCABLE LIVING TRU PO BOX 1236 DUXBURY MA 02331				0 Water	0 No Sewer	0 Arterial	0 Paved	0 Average	0 Average	Description	Code	Appraised	Assessed											
										RESIDENTL	1010	213,500	213,500	<b>VISION</b>										
										RES LAND	1010	451,200	451,200											
SUPPLEMENTAL DATA																								
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1488 Total Acres .76 Chapter Lan GIS ID F_873506_2831266						Cyclical Exemption W District Res Exem Assoc Pid#																		
										Total		664,700	664,700											
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
GARLAND ELAINE TT			17669	0160	07-15-1999	U	I	1	1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
											2023	1010	158,500	2022	1010	131,600	2021	1010	133,300					
												1010	484,800		1010	310,100		1010	295,300					
											Total		643,300	Total		441,700	Total		428,600					
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			Appraised Bldg. Value (Card)							213,500				
0060																	Appraised Xf (B) Value (Bldg)							0
															Appraised Ob (B) Value (Bldg)							0		
															Appraised Land Value (Bldg)							451,200		
															Special Land Value							0		
															Total Appraised Parcel Value							664,700		
															Valuation Method							C		
															Total Appraised Parcel Value							664,700		
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								
378	08-09-2004	MN	Maintenance	8,300		100		STRIP & REROOF			04-12-2013	VGS			20	Field Review								
11055	11-17-1988	AD	Addition			100		10' DORMER ADDITION			05-06-2008	BSB			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						
1	1010	Single Family	RC	Primary	33,106 SF	10.16	1.00000	5	1.00	0060	1.341				1.0000		13.63	451,200						
Total Card Land Units					0.76	AC	Parcel Total Land Area					0.76	Total Land Value					451,200						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	768	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			301,403
Interior Floor 2			Net Other Adj		8,000
Heat Fuel	03	Gas	Replace Cost		309,404
Heat Type	05	Hot Water	Year Built		1952
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		213,500
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	768		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FEP	FHS BAS BSM	TQS BAS	FHS BAS BSM
13			
12		24	24
	16	8	16

**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	960	960	960	173.62	166,675
BSM	Basement	0	768	154	34.81	26,737
FEP	Finished Enclosed Porch	0	156	94	104.62	16,320
FHS	Finished Half Story	384	768	384	86.81	66,670
TQS	Three Quarter Story	144	192	144	130.22	25,001
Ttl Gross Liv / Lease Area		1,488	2,844	1,736		301,403



379 BAY RD

