

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
GREENWOOD JAMES E GREENWOOD LYNNE A 393 TREMONT ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		695,100	695,100
		SUPPLEMENTAL DATA		0		Heavy	RES LAND	1010	506,500		506,500	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3761 Total Acres 1.708 Chapter Lan GIS ID F_872408_2833070		Cyclical 7 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	45,900	45,900	Total		1,247,500	1,247,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GREENWOOD JAMES E	53868	259	11-23-2020	Q	I	807,500	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
MCCLUSKEY TIMOTHY & LORNA TT	30647	0079	06-02-2005	U	I	1	1F	2023	1010	533,100	2022	1010	489,300	2021	1010	439,600
MCCLUSKEY TIMOTHY	30647	0060	06-02-2005	U	I	1	1F		1010	543,600		1010	345,400		1010	333,200
MCCLUSKEY TIMOTHY & LORNA TRS	28348	0254	06-01-2004	U	I	1	1F		1010	25,600		1010	25,600		1010	25,600
MCCLUSKEY TIMOTHY G	16036	0075	03-30-1998	Q	I	202,000	00	Total		1,102,300	Total		860,300	Total		798,400

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)	695,100			
Total			0.00						Appraised Xf (B) Value (Bldg)	0			

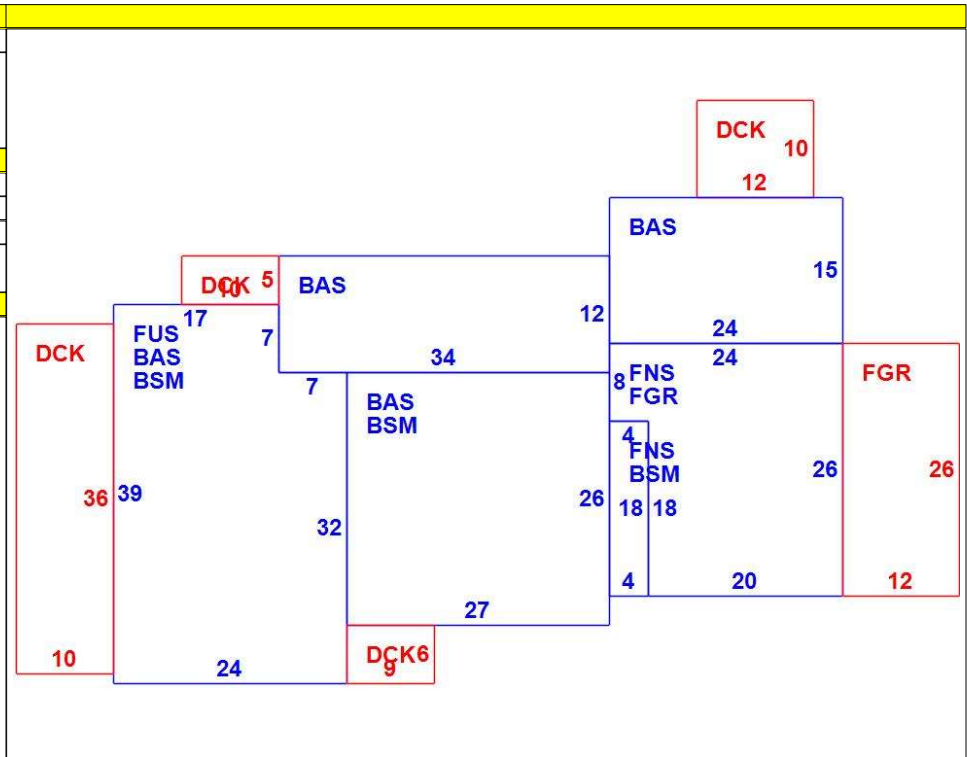
ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name	B		Tracing		Batch	
0060							

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpose/Result
										11-13-2019	SJT	10		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										06-09-2008	K&D		1	00	Measure & Listed
										Total Appraised Parcel Value					1,247,500
										Valuation Method					C
										Total Appraised Parcel Value					1,247,500

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
26	12-11-2007	MS	Miscellaneous	3,300		100		10X12 UTIL BLDG		11-13-2019	SJT	10		01	Measure - No Entry
97	04-18-2007	RM	Remodel	5,000		100		KITCHEN/GUESTSUITE		04-12-2013	VGS			20	Field Review
15	01-12-2006	MS	Miscellaneous	5,500		100		12X16 UTILITY BLDG		06-09-2008	K&D		1	00	Measure & Listed
250	05-19-2003	RM	Remodel	26,000		100		FIN SPC OVER GAR/DEC							
435	10-08-2002	NC	New Construct	12,000	03-16-2004	100		16X24 UTILITY SHED							
119990564	12-14-1999	NC	New Construct	80,000	01-02-2001	100		PL X 133 2 ADD OVER							

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	0.790	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	37,100
Total Card Land Units					1.71	AC	Parcel Total Land Area			1.71	Total Land Value			506,500		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1589	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
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	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			869,866
Interior Floor 2			Net Other Adj		69,455
Heat Fuel	03	Gas	Replace Cost		939,321
Heat Type	05	Hot Water	Year Built		1956
AC Type	03	Central	Effective Year Built		1995
Bedrooms	5		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		26
Total Rooms	11		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	2		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		74
Gas Fireplaces	0		Cns Sect Rcnd		695,100
Sq Ft Fin Bsmt	600		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1589		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
SHD1	Shed	L	200	21.00	2008	A	70	C	1.00	2,900
TEN	Tennis Court	L	1	48500.00	1970	A	70	C	1.00	34,000
SHD1	Shed	L	384	21.00	2002	A	70	C	1.00	5,600
SHD1	Shed	L	192	21.00	2005	G	85	C	1.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,357	2,357	2,357	191.52	451,403
BSM	Basement	0	1,661	332	38.28	63,583
DCK	Deck	0	584	58	19.02	11,108
FGR	Garage	0	864	346	76.70	66,265
FNS	Finished 90% Story	562	624	562	172.49	107,632
FUS	Finished Upper Story	887	887	887	191.52	169,875
Ttl Gross Liv / Lease Area		3,806	6,977	4,542		869,866

