

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DENYER STEVEN B L/E JOHNSON ANDREW S & KELLYANN PO BOX 2150 DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	364,000	364,000	
		SUPPLEMENTAL DATA		0	Heavy			RES LAND	1010	2,919,500	2,919,500	
		Alt Prcl ID		Cyclical	7			RESIDNTL	1010	152,800	152,800	
		Scnd Home		Exemption	22			Total		3,436,300	3,436,300	
		Tax Class T		W	W							
		Tot Fin Area 1387		District								
		Total Acres 1798		Res Exem								
		Chapter Lan										
		GIS ID F_874319_2831633		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DENYER STEVEN B L/E		56350 170	01-24-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
JOHNSON ANDREW S		56303 101	01-11-2022	U	I	1	1A	2023	1010	109,600	2022	1010	90,500
DENYER STEVEN B		48830 0328	08-23-2017	U	I	1	1A		1010	2,220,800	2021	1010	1,712,400
DENYER STEVEN B		48297 0319	04-10-2017	U	I	1	1A		1010	21,500		1010	21,500
JOHNSON SUSAN B & DENYER STEVEN		5542 0157	12-30-1983	Q	I	100,000	00	Total		2,351,900	Total		1,824,400
								Total		1,540,800	Total		1,540,800

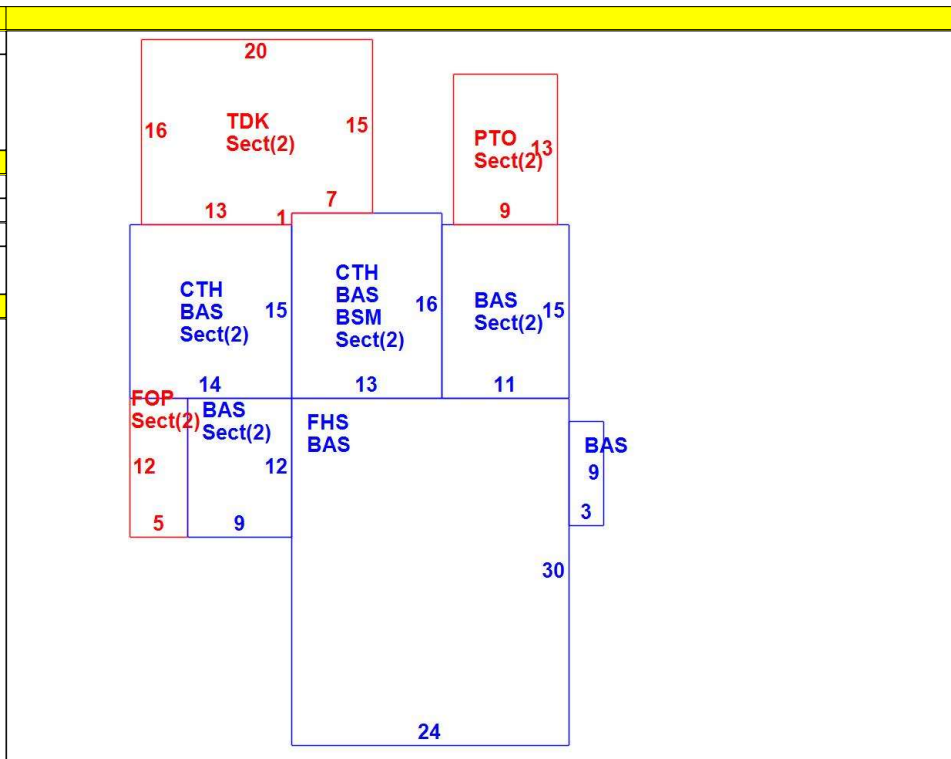
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2024	22	22 VETERAN	400.00						Appraised Bldg. Value (Card) 364,000			
Total			400.00						Appraised Xf (B) Value (Bldg) 0			

ASSESSING NEIGHBORHOOD				NOTES			
Nbhd	Nbhd Name	B	Tracing	George Torrey Placard on Subject			
0080				C: 1880			

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-23-177	06-24-2023	NC	New Construct	16,800	09-11-2023	100		16X21 DECK	09-11-2023	SJT	5		06	Inspection Only
BPO-22-63	07-06-2022	NC	New Construct	120,140	05-05-2023	100	01-06-2023	PLAN AZ-056= 28X26 2 STY 2 C	05-05-2023	SJT	5		01	Measure - No Entry
BPO-22-60	07-06-2022	AD	Addition	313,500	05-05-2023	100	01-06-2023	PLAN #AZ056=483SF KTCHN A	05-30-2014	SJD	7	1	00	Measure & Listed
QPO-21-30	01-11-2022	MN	Maintenance	50,000	05-05-2023	100	01-11-2022	RPLCE SHNGLS W CLPBRD/R	04-12-2013	VGS			20	Field Review
25	03-30-2009	MN	Maintenance	5,100		100		REROOF	03-04-2008	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	0080	1.503		W550	5.5000	72.34	2,893,600
1	1010	Single Family	RC	Residual	0.470	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.21	24,700
1	1010	Single Family	RC	Undevelop	0.400	AC 2,000.00	1.00000	0	1.00	0080	1.503			1.0000	0.07	1,200
Total Card Land Units					1.79	AC	Parcel Total Land Area					1.79	Total Land Value			2,919,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	208	
Model	01	Residential	Bsmt Type	03	
Grade	02	Below Average	Unfin Area	0.00	Partial
Stories	1.6				
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	09	Pine/Soft Wood			159,586
Interior Floor 2			Net Other Adj		9,180
Heat Fuel	03	Gas	Replace Cost		419,651
Heat Type	04	Forced Air-Duc	Year Built		1879
AC Type	03	Central	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		33
Total Rooms	7		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style			Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		113,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	04	Brick	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	208		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
DCK1	Residential	L	504	58.00	2000	F	55	D	0.50	8,000
CABN	Cabin	L	280	76.00	1879	A	70	C	1.00	14,900
WDK	Deck	L	240	21.00	1990	A	70	C	1.00	3,500
SHP	Work Shop	L	200	54.00	2011	G	85	B	1.50	13,800
FGR5	Garage - 2 Sto	L	728	91.00	2022	G	85	A	2.00	112,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	747	747	747	144.16	107,688	
FHS	Finished Half Story	360	720	360	72.08	51,898	
Ttl Gross Liv / Lease Area		1,107	1,467	1,107		159,586	



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		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		364,000	364,000	
		SUPPLEMENTAL DATA		Cyclical Exemption		7	22	RES LAND	1010		2,919,500	2,919,500	
Alt Prcl ID		Cyclical Exemption		7	22	RESIDNTL	1010	152,800	152,800	Total		3,436,300	3,436,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DENYER STEVEN B L/E	56350	170	01-24-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
JOHNSON ANDREW S	56303	101	01-11-2022	U	I	1	1A	2023	1010	109,600	2022	1010	90,500		
DENYER STEVEN B	48830	0328	08-23-2017	U	I	1	1A		1010	2,220,800	2021	1010	1,712,400		
DENYER STEVEN B	48297	0319	04-10-2017	U	I	1	1A		1010	21,500		1010	21,500		
JOHNSON SUSAN B & DENYER STEVEN	5542	0157	12-30-1983	Q	I	100,000	00	Total		2,351,900	Total		1,824,400	Total	1,540,800

EXEMPTIONS		OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	22	22 VETERAN	400.00					
Total			400.00	This signature acknowledges a visit by a Data Collector or Assessor				

ASSESSING NEIGHBORHOOD		APPRAISED VALUE SUMMARY		
Nbhd	Nbhd Name	B	Tracing	Batch
0080				
Appraised Bldg. Value (Card)		364,000		
Appraised Xf (B) Value (Bldg)		0		
Appraised Ob (B) Value (Bldg)		152,800		
Appraised Land Value (Bldg)		2,919,500		
Special Land Value		0		
Total Appraised Parcel Value		3,436,300		
Valuation Method		C		
Total Appraised Parcel Value		3,436,300		

NOTES		BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY												
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		BPO-22-60	07-06-2022	AD	Addition	313,500	05-05-2023	100	01-06-2023	PLAN #AZ056=483SF KTCHN A	05-30-2014	SJD	7	1	00	Measure & Listed
		QPO-21-30	01-11-2022	MN	Maintenance	50,000	05-05-2023	100	01-11-2022	RPLCE SHNGLS W CLPBRD/R	04-12-2013	VGS			20	Field Review
		25	03-30-2009	MN	Maintenance	5,100		100		REROOF	03-04-2008	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	
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1	1010	Single Family	RC	Residual	0.470	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.21	24,700
1	1010	Single Family	RC	Undevelop	0.400	AC 2,000.00	1.00000	0	1.00	0080	1.503			1.0000	0.07	1,200
Total Card Land Units					1.79	AC	Parcel Total Land Area					1.79	Total Land Value			2,919,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	373	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	1				
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			245,987
Interior Floor 2			Net Other Adj		4,900
Heat Fuel	03	Gas	Replace Cost		419,651
Heat Type	04	Forced Air-Duc	Year Built		2022
AC Type	03	Central	Effective Year Built		2021
Bedrooms	0		Depreciation Code		A
Full Baths	0		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		0
Total Rooms	4		Functional Obsol		
Bath Style			External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		100
Gas Fireplaces	1		Cns Sect Rcnd		250,900
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	373		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	691	691	691	299.62	207,036
BSM	Basement	0	208	42	60.50	12,584
CTH	Cathedral Ceiling	0	418	42	30.11	12,584
FOP	Open Porch	0	60	9	44.94	2,697
PTO	Patio	0	117	6	15.37	1,798
TDK	Trex Deck	0	313	31	29.67	9,288
Ttl Gross Liv / Lease Area		691	1,807	821		245,987

