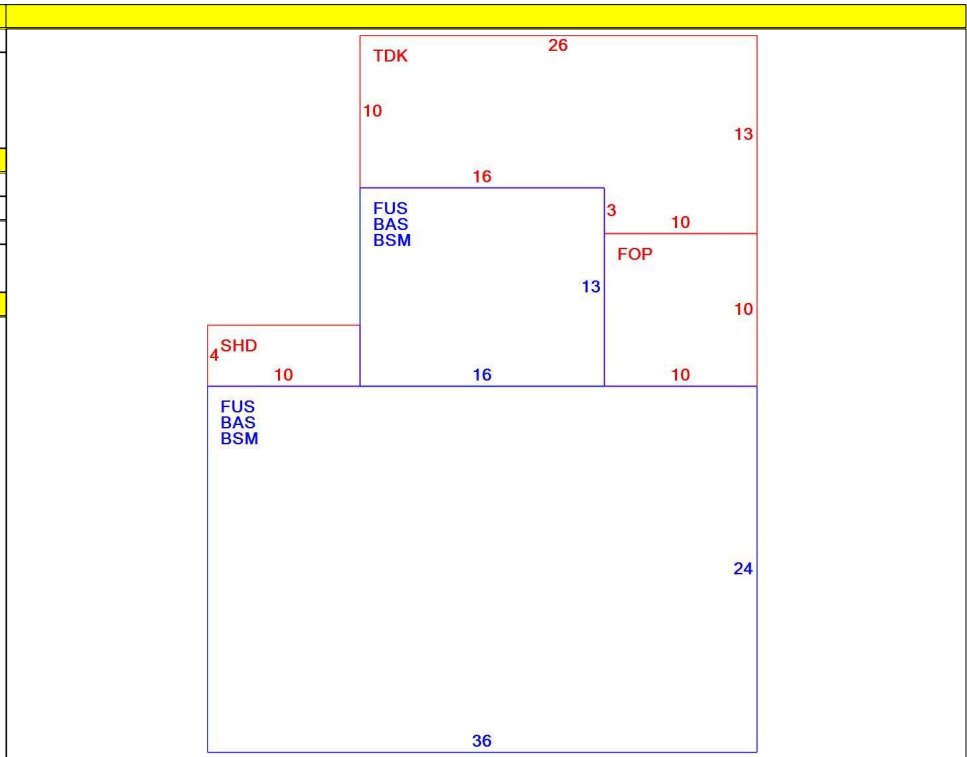


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
FEELEY MICHAEL J & JUDITH E TT MICHAEL J FEELEY & JUDITH E FEE 485 TREMONT ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	244,700	244,700						
		SUPPLEMENTAL DATA		RESIDNTL		RESIDNTL		RESIDNTL		RESIDNTL							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2144 Total Acres 1.738 Chapter Lan GIS ID F_873496_2833806		Cyclical 7 Exemption W District Res Exem Assoc Pid#															
										Total		885,900		885,900			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
FEELEY MICHAEL J & JUDITH E TT		57547	8	12-27-2022		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	
FEELEY MICHAEL J		47812	0287	11-30-2016		Q	I	655,000		00	2023	1010	243,000	2022	1010	218,700	
MAZANEC MATTHEW P & KERRI L		44367	0294	05-30-2014		Q	I	494,000		00		1010	545,100		1010	346,300	
SPOOR MICHAEL		41419	0153	05-25-2012		Q	I	455,000		00		1010	96,100		1010	96,100	
GLOVA MARY CLAIRE		41007	0089	02-23-2012		U	I	100		1A							
		Total									884,200		Total		661,100		
													Total		571,100		
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)				244,700			
0060										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				133,300			
										Appraised Land Value (Bldg)				507,900			
										Special Land Value				0			
										Total Appraised Parcel Value				885,900			
										Valuation Method				C			
										Total Appraised Parcel Value				885,900			
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-21-145	04-05-2021	MN	Maintenance	7,123		100	05-18-2021	Air sealing and cellulose insulatio				04-06-2021	SJT	5		01	Measure - No Entry
BPO-20-210	01-25-2021	BP	Bldg Permit	90,000	04-06-2021	100		Construct a 30x50 free standing				07-10-2015	SJD	9	1	06	Inspection Only
39	04-26-2006	MN	Maintenance	11,500		100		4 WINDOWS & ROOF				06-18-2015	SJD	9		01	Measure - No Entry
												04-12-2013	VGS			20	Field Review
												12-02-2011	KP		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	0060	1.341			1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.820	AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	38,500
Total Card Land Units					1.74	AC	Parcel Total Land Area					1.74	Total Land Value			507,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	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	04	Hip	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			348,703
Interior Floor 2			Net Other Adj		16,500
Heat Fuel	03	Gas	Replace Cost		365,201
Heat Type	05	Hot Water	Year Built		1806
AC Type	03	Central	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		33
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	4		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnd		244,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	864		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
BRN3	Barn - 1 St w/L	L	572	52.00	1920	A	70	C	1.00	20,800
BRN8	Barn - Dairy B	L	320	58.00	1950	A	70	C	1.00	13,000
FGR1	Garage - 1 Sto	L	1,500	52.00	2021	G	85	B	1.50	99,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,072	1,072	1,072	144.33	154,722
BSM	Basement	0	1,072	214	28.81	30,887
FOP	Open Porch	0	100	15	21.65	2,165
FUS	Finished Upper Story	1,072	1,072	1,072	144.33	154,722
SHD	Attached Shed	0	40	14	50.52	2,021
TDK	Trex Deck	0	290	29	14.43	4,186
Ttl Gross Liv / Lease Area		2,144	3,646	2,416		348,703

