

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
ONEIL JUNE E TRUSTEE JUNE E ONEIL TRUST OF 2012 73 TUSOCK BROOK RD DUXBURY MA 02332		0	Water	0	Private	0	Average	Description		Code	Appraised	Assessed	VISION						
		0	No Sewer	0	Paved	0	Average	RESIDNTL		1020	652,300	652,300							
		0	Light																
SUPPLEMENTAL DATA																			
Alt Prcl ID 082/160.0-0272-0009.		Cyclical Exemption W		6															
Scnd Hom		District Res Exem																	
Tax Class T		Assoc Pid#																	
Tot Fin Are 1674																			
Total Acres																			
Chapter La																			
GIS ID F_867231_2829298																			
Total										652,300	652,300								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
ONEIL JUNE E TRUSTEE				51911	62	11-06-2019		Q	I	480,000		00	Year	Code	Assessed	Year	Code	Assessed	
KEATING EDWARD J JR				38376	0239	03-31-2010		Q	I	392,000		00	2023	1020	611,500	2022	1020	474,200	
DRISCOLL KENNETH J				26808	0194	10-16-2003		Q	I	414,000		00							
Total										611,500	Total	474,200	Total	485,100					
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								APPRAISED VALUE SUMMARY							
												Appraised Bldg. Value (Card) 652,300							
												Appraised Xf (B) Value (Bldg) 0							
												Appraised Ob (B) Value (Bldg) 0							
												Appraised Land Value (Bldg) 0							
												Special Land Value 0							
												Total Appraised Parcel Value 652,300							
												Valuation Method C							
Total Appraised Parcel Value										652,300									
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		
												05-06-2020	SJD	9		20	Field Review		
												07-02-2013	SJD	3		30	Quality Control		
												02-03-2011	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	1020	Condo			0.000	AC	0.00	1.00000	0	1.00	0000	1.000			0.0000	0	0		
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value					0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	5	Screen Porch
Model	05	Res Condo	Amenity 2	4	WO Bsmt
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8005	C 8005
Interior Wall 2					Owne
Interior Floor 1	12	Hardwood		Bay Farm Tussock	B 1 S 1
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	03	Gas	Condo Flr	B2AC	2 Bedroom AC
Heat Type	04	Forced Air-Duc	Condo Unit	1A	1A
AC Type	03	Central			Factor%
CNS Bedrooms	2				118
Full Baths	2		COST / MARKET VALUATION		
Half Baths	0		Net Other Adj		727,214
Extra Fixtures	0		Replace Cost		22,540
Total Rooms	5		Year Built		749,773
Bath Style	02	Average	Effective Year Built		1997
Kitchen Style	02	Average	Depreciation Code		2008
Kitchen Type	4	Full Eat-In	Remodel Rating		G
Kitchen Func	1		Year Remodeled		
Parking Class	3	Deeded	Depreciation %		13
SF Basement	928		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	1		Condition		
FBM Quality	05	Living Area	Condition %		
SF Fin Bsmt	324		Percent Good		87
Extra Openings	0		Cns Sect Rcnld		652,300
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	5	Screen Porch	Misc Imp Ovr		
Amenity 2	4	WO Bsmt	Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p>BAS (1,674 sf)</p>
<p>BSM (928 sf)</p>
<p>FGR (374 sf)</p>
<p>FEP (161 sf)</p>

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	1,674	1,674	1,674	345.14	577,768
BSM	Basement	0	928	186	69.18	64,196
FEP	Finished Enclosed Porch	0	161	97	207.94	33,479
FGR	Garage	0	374	150	138.43	51,771
Ttl Gross Liv / Lease Area		1,674	3,137	2,107		727,214

