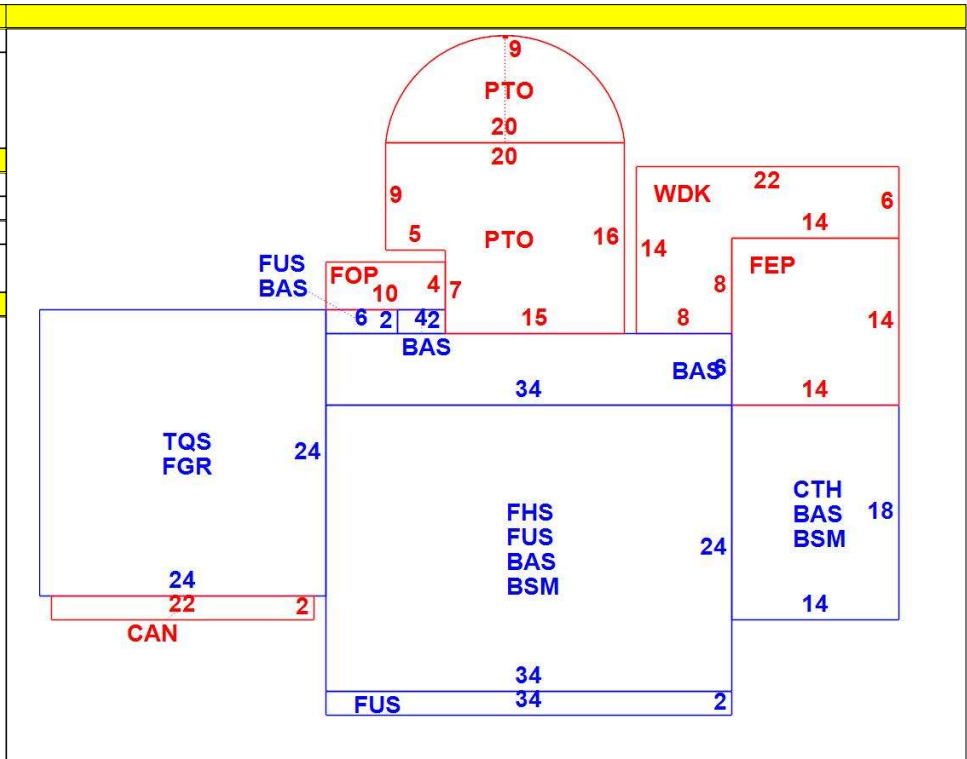


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
D AMORE KATHLEEN 80 TUSOCK BROOK RD DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code			Appraised	Assessed			
		0	Septic	0	Paved	0	Average	RESIDENTL	1010			644,500	644,500			
		0	Light					RES LAND	1010			400,600	400,600			
SUPPLEMENTAL DATA						Total		1,045,100	1,045,100							
Alt Prcl ID		Cyclical		6												
Scnd Home		Exemption														
Tax Class T		W														
Tot Fin Area 3028		District														
Total Acres .342		Res Exem														
Chapter Lan																
GIS ID F_867587_2829201		Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
D AMORE KATHLEEN		53626 21	10-15-2020	Q	I	830,000	00	Year	Code	Assessed	Year	Code	Assessed			
SCANLAN DAVID J		41287 67	04-27-2012	U	I	493,900	1	2023	1010	498,500	2022	1010	455,000			
CORCORAN PATRICK W & ELLEN M		30697 135	06-10-2005	Q	I	615,000	00		1010	391,000		1010	333,400			
RYAN KEVIN L		12922 280	06-01-1994	Q	V	265,800	00					2021	1010	342,000		
CONSTRUCTO CORP		12684 211	10-08-1993	Q	V	86,000	00						1010	305,600		
		Total						Total	889,500	Total	788,400	Total		647,600		
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0070																
NOTES																
REAR DORMER OVER FGR - EST 12X24 FHS 4X10 FEP IN REAR = ENTRY + STAIRS TO FHS OVER FGR.																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
170	07-02-2012	AD	Addition	100,000	07-24-2013	100		CONSTRUCT 196' 3 SEASON R	04-22-2021	SJD	9		01	Measure - No Entry		
21794	02-17-1994	NC	New Construct	135,000	06-03-1996	100		SING FAM ATT GAR	08-06-2020	SJT	6		20	Field Review		
11418	11-30-1989	NC	New Construct	131,000	10-12-1995	100		2-STY 35X40 GAR & DK	07-24-2013	BH			01	Measure - No Entry		
									04-12-2013	VGS			20	Field Review		
									03-07-2008	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	PD	Primary	14,927 SF	19.32	1.00000	5	1.00	0070	1.389			1.0000	26.84	400,600
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			400,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1068	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area		Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2	14	Wood Shingle			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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			735,746
Interior Floor 2			Net Other Adj		22,475
Heat Fuel	03	Gas	Replace Cost		758,221
Heat Type	05	Hot Water	Year Built		1994
AC Type	03	Central	Effective Year Built		2006
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		15
Total Rooms	9		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		85
Gas Fireplaces	0		Cns Sect Rcnd		644,500
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	1068		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	1,292	1,292	1,292	200.69	259,297
BSM	Basement	0	1,068	214	40.21	42,949
CAN	Canopy	0	44	4	18.24	803
CTH	Cathedral Ceiling	0	252	25	19.91	5,017
FEP	Finished Enclosed Porch	0	196	118	120.83	23,682
FGR	Garage	0	576	230	80.14	46,160
FHS	Finished Half Story	408	816	408	100.35	81,883
FOP	Open Porch	0	40	6	30.10	1,204
FUS	Finished Upper Story	896	896	896	200.69	179,822
PTO	Patio	0	423	21	9.96	4,215
Ttl Gross Liv / Lease Area		3,028	6,375	3,666		735,746



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																
D AMORE KATHLEEN 80 TUSSOCK BROOK RD DUXBURY MA 02332				0	Water	0	Cul-De-Sac	0	Average	Description RESIDNTL RES LAND	Code 1010 1010	Appraised 644,500 400,600	Assessed 644,500 400,600													
				0	Septic	0	Paved	0	Average																	
						0	Light																			
SUPPLEMENTAL DATA																										
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3028 Total Acres .342 Chapter Lan GIS ID F_867587_2829201				Cyclical 6 Exemption W District Res Exem Assoc Pid#																						
										Total		1,045,100		1,045,100												
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
															Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
															2023	1010	498,500	2022	1010	455,000	2021	1010	342,000			
																1010	391,000		1010	333,400		1010	305,600			
															Total		889,500		Total		788,400		Total		647,600	
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																										
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY														
Nbhd		Nbhd Name				B		Tracing		Batch		Appraised Bldg. Value (Card) 644,500														
0070												Appraised Xf (B) Value (Bldg) 0														
												Appraised Ob (B) Value (Bldg) 0														
												Appraised Land Value (Bldg) 400,600														
												Special Land Value 0														
												Total Appraised Parcel Value 1,045,100														
												Valuation Method C														
												Total Appraised Parcel Value 1,045,100														
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									
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									
Total Card Land Units					Parcel Total Land Area					Total Land Value																

VISION

905
DUXBURY, MA

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description					
Style	03	Colonial	Bsmt Area	1068						
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Extra Openings	0		Condition %							
Gas Fireplaces	0		Percent Good							
Sq Ft Fin Bsmt	0		Cns Sect Rcnld							
FBM Quality			Dep % Ovr							
Foundation	06	Poured Conc	Dep Ovr Comment							
Bsmt Garage	0		Misc Imp Ovr							
Bsmt Area	1068		Misc Imp Ovr Comment							
			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				
TQS	Three Quarter Story	432	576	432	150.52	86,700				
WDK	Deck	0	196	20	20.48	4,014				
Ttl Gross Liv / Lease Area										