

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
DONAHUE WILLIAM C DONAHUE JEANNE F 60 BAY FARM RD				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed			VISION	
DUXBURY MA 02332				0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	666,300	666,300				
SUPPLEMENTAL DATA																	
Alt Prcl ID 082/160.0-0272-0051.		Scnd Hom		Cyclical Exemption		W		District Res Exem		Total		666,300		666,300			
Tax Class T		Tot Fin Are 1802		Chapter La		Assoc Pid#											
GIS ID F_867473_2829998																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)			
DONAHUE WILLIAM C				49540	0064	02-27-2018	Q	I	545,000	00	Year	Code	Assessed	Year	Code	Assessed	
LEYLAND CONSTANCE C				36729	0058	01-27-2009	U	I	1	1F	2023	1020	625,800	2022	1020	531,300	
LEYLAND FAMILY TRUST				19247	0170	01-10-2001	Q	I	299,900	00	Total		625,800		Total 531,300		
				Total										Total 531,300			
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) 666,300					
												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 666,300					
												Valuation Method C					
												Total Appraised Parcel Value 666,300					
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		
20000169	05-11-2000	NC	New Construct	154,000	11-16-2001	100		SING FAM TOWN HOUSE		12-11-2018	SJD	9		01	Measure - No Entry		
										06-29-2013	SJD	3		30	Quality Control		
										11-16-2001	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	2	Deck
Model	05	Res Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8003	C 8003 Owne
Interior Wall 2				Bay Farm Lk Tus Brk	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2AC	2 Bedroom AC
Heat Fuel	00	None	Condo Unit	1A	1A
Heat Type	05	Hot Water	COST / MARKET VALUATION		
AC Type	03	Central			
CNS Bedrooms	2				705,642
Full Baths	3		Net Other Adj		43,050
Half Baths	0		Replace Cost		748,705
Extra Fixtures	0		Year Built		2000
Total Rooms	5		Effective Year Built		2010
Bath Style	02	Average	Depreciation Code		G
Kitchen Style	02	Average	Remodel Rating		
Kitchen Type	4	Full Eat-In	Year Remodeled		
Kitchen Func	1		Depreciation %		11
Parking Class	3	Deeded	Functional Obsol		
SF Basement	948		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality	05	Living Area	Percent Good		89
SF Fin Bsmt	710		Cns Sect Rcnld		666,300
Extra Openings	0		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	2	Deck	Misc Imp Ovr Comment		
Amenity 2			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS (1,645 sf)
BSM (948 sf)
FGR (510 sf)
WDK (157 sf)

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	1,645	1,645	1,645	343.38	564,857
BSM	Basement	0	948	190	68.82	65,242
FGR	Garage	0	510	204	137.35	70,049
WDK	Deck	0	157	16	34.99	5,494
Ttl Gross Liv / Lease Area		1,645	3,260	2,055		705,642

