

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BENNETT ARTHUR W JR & NANCY L BENNETT REALTY TRUST PO BOX U DUXBURY MA 02331		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	0130	77,040	77,040	
				0	Medium			RES LAND	0130	201,480	201,480	
SUPPLEMENTAL DATA												
Alt Prcl ID		Cyclical 60		RESIDNTL		0130		17,400		17,400		
Scnd Home LEASED		Exemption W		COMMERC.		0310		144,100		144,100		
Tax Class T		District		COMMERC.		0325		51,360		51,360		
Tot Fin Area 2252		Res Exem		COM LAND		0325		134,320		134,320		
Total Acres .583				COMMERC.		0325		11,600		11,600		
Chapter Lan												
GIS ID F_868755_2831196		Assoc Pid#										
								Total	637,300	637,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BENNETT ARTHUR W JR & NANCY L TR		LCC 117583	06-14-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BENNETT ARTHUR W JR		LCC 41569	01-22-1968	U	I	0	1	2023	0130	83,100	2022	0130	72,180	2021	0130	71,580
									0130	201,480		0130	166,560		0130	135,420
									0130	11,520		0130	11,520		0130	11,520
									0310	115,500		0310	118,300		0310	86,200
									0325	55,400		0325	48,400		0325	47,300
								Total	609,000		Total	535,400		Total	450,400	

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									
0050													
NOTES													
								Total Appraised Parcel Value					637,300

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
QPO-23--55	03-09-2023	MN	Maintenance	10,223		100	03-09-2023	REROOF		04-12-2013	VGS			20	Field Review
2013-280	11-04-2013	RM	Remodel	9,500		100		REPLACE FRONT WINDOW W/		04-09-2013	SJD	7	1	00	Measure & Listed
19	04-01-2008	MN	Maintenance	5,200	04-09-2013	100		REROOF		02-12-2008	BSB		1	00	Measure & Listed
13971	03-13-1996	MN	Maintenance	3,000		100		REROOF,BOARDS&RAFTRS							
13958	02-13-1996	AD	Addition		06-03-1996	100		ERECT SIGN BENNETTS							
13584	03-16-1995	NC	New Construct	19,000	06-03-1996	100		22X24 GAR 16X22 STOR							

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	0130	Pri Res	RC	Primary	25,400	SF	13.22	1.00000	C	1.00	0050	1.000	INCLUDES BOTH RC & NB ZO		1.0000	13.22	335,800
					Total Card Land Units	0.58	AC	Parcel Total Land Area					0.58	Total Land Value			335,800

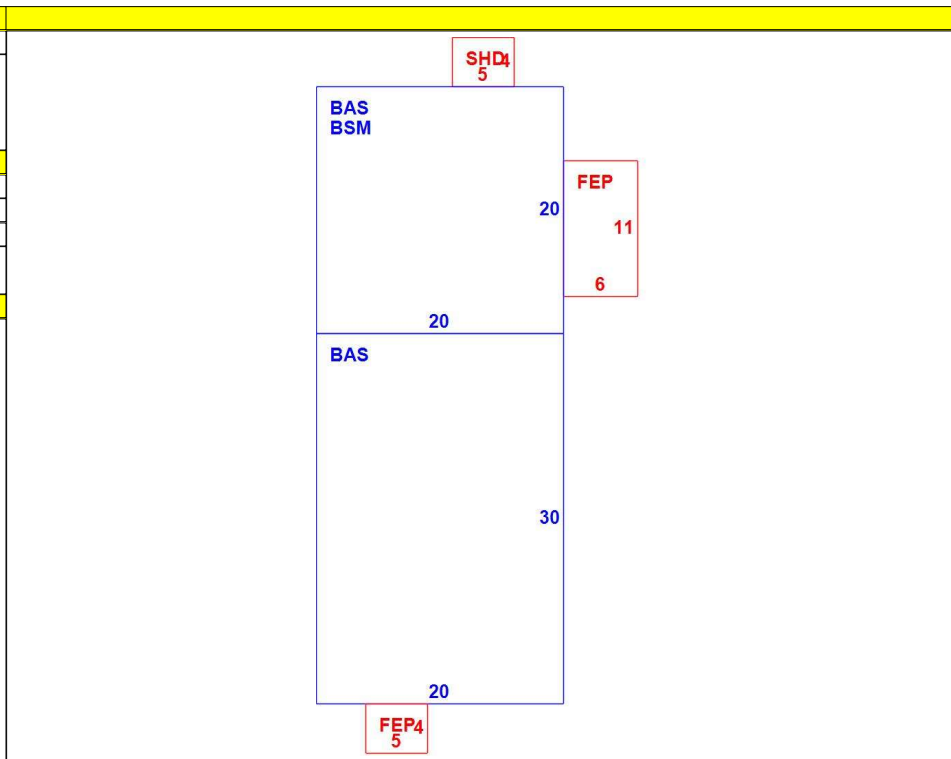
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	400	
Model	01	Residential	Bsmt Type	03	
Grade	02	Below Average	Unfin Area	0.00	Partial
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			181,858
Interior Floor 2			Net Other Adj		4,250
Heat Fuel	03	Gas	Replace Cost		186,107
Heat Type	04	Forced Air-Duc	Year Built		1951
AC Type	03	Central	Effective Year Built		1990
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		69
Gas Fireplaces	0		Cns Sect Rcnld		128,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	400		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	480	52.00	1900	A	70	C	1.00	17,500
SHD1	Shed	L	400	21.00	1965	A	70	C	1.00	5,900
PAV1	Paving - Asph	L	2,000	4.00	1965	A	70	C	1.00	5,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,000	1,000	1,000	159.66	159,664
BSM	Basement	0	400	80	31.93	12,773
FEP	Finished Enclosed Porch	0	86	52	96.54	8,303
SHD	Attached Shed	0	20	7	55.88	1,118
Ttl Gross Liv / Lease Area		1,000	1,506	1,139		181,858



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BENNETT ARTHUR W JR & NANCY L BENNETT REALTY TRUST PO BOX U DUXBURY MA 02331		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	0130	77,040	77,040
				0	Medium			RES LAND	0130	201,480	201,480
SUPPLEMENTAL DATA											
Alt Prcl ID					Cyclical	60	RESIDNTL	0130	17,400	17,400	VISION
Scnd Hom LEASED					Exemption		COMMERC.	0310	144,100	144,100	
Tax Class T					W		COMMERC.	0325	51,360	51,360	
Tot Fin Are 2252					District		COM LAND	0325	134,320	134,320	
Total Acres .583					Res Exem		COMMERC.	0325	11,600	11,600	
Chapter La											
GIS ID F_868755_2831196					Assoc Pid#						
Total									637,300	637,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BENNETT ARTHUR W JR & NANCY L TRUST		LCC 11758	06-14-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
BENNETT ARTHUR W JR		LCC 41569	01-22-1968	U	I	0	1N	2023	0130	83,100	2022	0130	72,180
									0130	201,480		0130	166,560
									0130	11,520		0130	11,520
									0310	115,500		0310	118,300
									0325	55,400		0325	47,700
Total									609,000	Total	535,400	Total	450,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES			

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	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
2	0310	Pri Comm			0.000	AC	0.00	1.00000	0	1.00	0050	1.000		0	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area: 0.58					Total Land Value					335,800

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	17	Store									
Model	94	Commercial									
Grade	04	Above Ave									
Stories	1.5										
Occupancy	0.00										
Exterior Wall 1	14	Wood Shingle									
Exterior Wall 2											
Roof Structure	00	Typical									
Roof Cover	03	Asphalt									
Interior Wall 1	00	Typical									
Interior Wall 2											
Interior Floor 1	03	Concrete									
Interior Floor 2											
Heating Fuel	03	Gas									
Heating Type	12	Space Heat									
AC Type	01	None									
Use Type	2	Retail									
Bldg Use	3250	Small Retail									
Total Rooms	2										
Total Baths	.5										
SF Finish Bsmt											
Lighting	03	Average									
Class	D	Class D									
Heat/AC	03	Average									
Pct Heated	0										
Baths/Plumbing	02	Average									
Ceiling/Wall	06	Ceil & Walls									
Rooms/Prtns	02	Average									
Wall Height	8.00										
Base Floor	1.00										
1st Floor Use											

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
CLR1	Cooler	B	48	136.00	2004		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	288	288	288	172.14	49,576	
FGR	Garage	0	528	211	68.79	36,321	
FHS	Finished Half Story	144	288	144	86.07	24,788	
SPA	Service Production Area	246	352	246	120.30	42,346	
UAT	Unfinished Attic	0	880	132	25.82	22,722	
Ttl Gross Liv / Lease Area		678	2,336	1,021		175,753	

