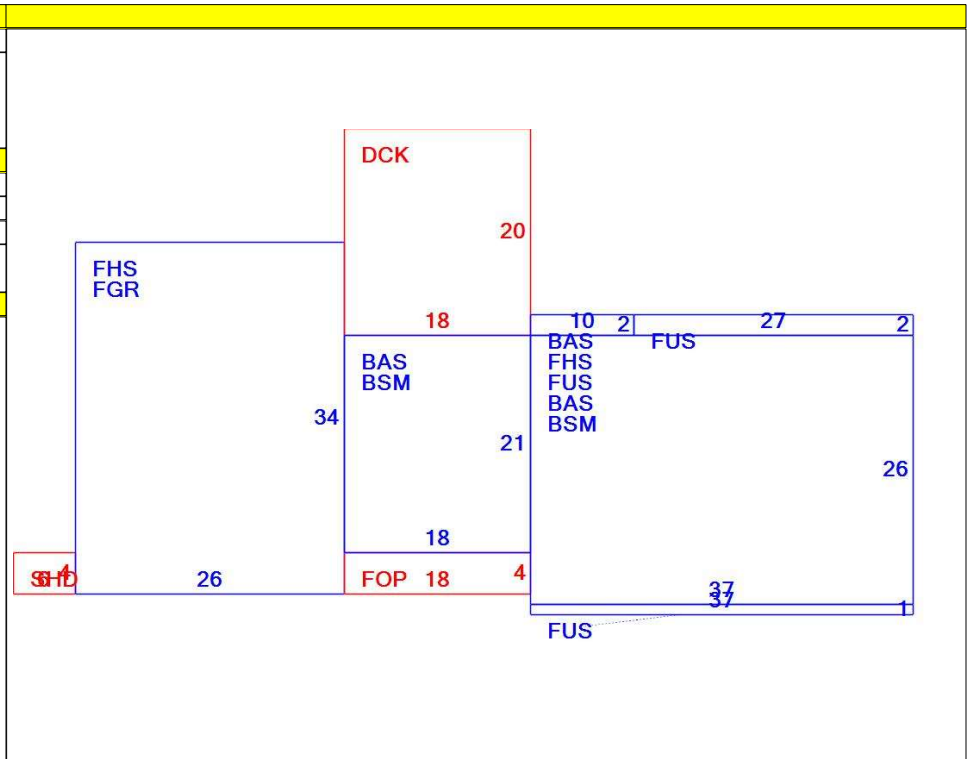


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
GIBBONS JAMES M IV				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed								
GIBBONS DAWN W				0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	543,200	543,200								
25 TORREY LN										RES LAND	1010	466,800	466,800								
<b>SUPPLEMENTAL DATA</b>																					
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3336 Total Acres 1.018 Chapter Lan				Cyclical 7 Exemption W District Res Exem															
GIS ID F_873428_2832217		Assoc Pid#								Total		1,010,000	1,010,000								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
GIBBONS JAMES M IV				28306	0104	05-27-2004		Q	I	661,000		00	Year	Code	Assessed	Year	Code	Assessed			
CULLY LINDA A				25234	0303	05-27-2003		U	I	100		1F	2023	1010	418,900	2022	1010	385,300			
FDIC HARTFORD CONSOL OFFICE				11345	0159	06-11-1993		U	I	240,000		1I		1010	456,100		1010	384,800			
FEDERAL DEPOSIT INS CORP				11345	0159	10-19-1992		U	I	170,000		1I					2021	1010	348,000		
Total												875,000		Total		770,100		Total		677,300	
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									<b>APPRAISED VALUE SUMMARY</b>								
Nbhd				Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				543,200					
0070												Appraised Xf (B) Value (Bldg)				0					
												Appraised Ob (B) Value (Bldg)				0					
												Appraised Land Value (Bldg)				466,800					
												Special Land Value				0					
												Total Appraised Parcel Value				1,010,000					
												Valuation Method				C					
Total Appraised Parcel Value																1,010,000					
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						
										12-15-2015	JLF	7		01	Measure - No Entry						
										04-12-2013	VGS			20	Field Review						
										04-02-2005	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	0070	1.389			TP95	0.9500	11.55	461,900				
1	1010	Single Family	RC	Residual	0.100	AC 35,000.00	1.00000	5	1.00	0070	1.389				1.0000	1.12	4,900				
Total Card Land Units					1.02	AC	Parcel Total Land Area				1.02	Total Land Value				466,800					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1340	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2.5				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1316				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1340				

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	676,632
Replace Cost	67,470
Year Built	1980
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnd	543,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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
BAS	First Floor	1,360	1,360	1,360	168.61	229,310
BSM	Basement	0	1,340	268	33.72	45,187
DCK	Deck	0	360	36	16.86	6,070
FGR	Garage	0	884	354	67.52	59,688
FHS	Finished Half Story	923	1,846	923	84.31	155,627
FOP	Open Porch	0	72	11	25.76	1,855
FUS	Finished Upper Story	1,053	1,053	1,053	168.61	177,546
SHD	Attached Shed	0	24	8	56.20	1,349
Ttl Gross Liv / Lease Area		3,336	6,939	4,013		676,632



25 TORREY LN

