

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
DANES CHRISTOPHER		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed
DANES JESSICA		0	Septic	0	Paved	0	Average	RESIDNTL	1010		858,900	858,900
11 GLASS TERR				0	Light			RES LAND	1010		729,100	729,100
SUPPLEMENTAL DATA								RESIDNTL	1010	10,500	10,500	
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3072 Total Acres .918 Chapter Lan GIS ID F_869232_2830477		Cyclical 7 Exemption W District Res Exem Assoc Pid#				Total		1,598,500	1,598,500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DANES CHRISTOPHER		54931 23	05-07-2021	Q	I	1,330,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BEAN CHRISTOPHER B		39951 299	05-20-2011	U	I	100	1A	2023	1010	648,800	2022	1010	596,900	2021	1010	506,500
BEAN SHIRLEY F		33786 186	12-05-2006	U	I	100	1F		1010	677,000		1010	478,500		1010	436,000
CARTUS FINANCIAL CORP		33753 0183	11-30-2006	U	I	912,500	1		1010	7,500		1010	1,200		1010	1,200
BEAN SHIRLEY F		33753 185	11-30-2006	Q	I	860,000	00	Total		1,333,300	Total		1,076,600	Total		943,700

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	Appraised Bldg. Value (Card)					858,900
0053					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					10,500
					Appraised Land Value (Bldg)					729,100
					Special Land Value					0
					Total Appraised Parcel Value					1,598,500
					Valuation Method					C
					Total Appraised Parcel Value					1,598,500

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
2015-277	11-23-2015	MN	Maintenance	20,970		100		STRIP & REROOF		05-26-2022	SJD	9	1	07	Measure - Info @ Door
13	10-10-2001	AD	Addition	2,500	10-22-2002	100		10X12 SHED		10-16-2019	SJT	10		09	Total Refusal
13573	03-02-1995	NC	New Construct	166,000	06-03-1996	100		28X38 2STY ATT GAR		09-10-2018	SJD	8		20	Field Review
										04-12-2013	VGS			20	Field Review
										03-16-2006	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	0053	2.083			1.0001	18.23	729,100
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			729,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1540	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	372.00	Full
Stories	2.35				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		927,171
Heat Type	05	Hot Water	Replace Cost		27,125
AC Type	03	Central	Year Built		954,296
Bedrooms	4		Effective Year Built		1995
Full Baths	2		Depreciation Code		2011
Half Baths	1		Remodel Rating		E
Extra Fixtures	0		Year Remodeled		
Total Rooms	9		Depreciation %		10
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		90
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		858,900
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1540		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
SHD1	Shed	L	120	21.00	2001	A	70	C	1.00	1,800
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,552	1,552	1,552	246.52	382,603
BSM	Basement	0	1,528	306	49.37	75,436
DCK	Deck	0	36	4	27.39	986
FGR	Garage	0	576	230	98.44	56,700
FOP	Open Porch	0	37	6	39.98	1,479
FUS	Finished Upper Story	1,503	1,503	1,503	246.52	370,523
UAT	Unfinished Attic	0	1,064	160	37.07	39,444
Ttl Gross Liv / Lease Area		3,055	6,296	3,761		927,171

