

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
HANKS JONATHAN			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
HANKS ELIZABETH			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	924,500	924,500	
20 GLASS TER				0 Light		RES LAND	1010	734,100	734,100	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY MA 02332		Alt Prcl ID	Cyclical 7							
		Scnd Home	Exemption							
		Tax Class T	W							
		Tot Fin Area 3351	District							
		Total Acres .987	Res Exem							
		Chapter Lan								
		GIS ID F_869126_2830249	Assoc Pid#							
							Total	1,671,000	1,671,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HANKS JONATHAN	56790	331	05-10-2022	Q	I	1,755,000	00	Year	Code	Assessed	Year	Code	Assessed
BEAN CHRISTOPHER B	28322	0002	05-28-2004	Q	I	890,000	00	2023	1010	702,900	2022	1010	645,300
MASSA ERNEST A JR	14132	0051	02-09-1996	Q	I	450,000	00		1010	681,700		1010	481,900
RHB DEVELOPMENT INC	13582	0280	05-18-1995	U	V	150,000	1P		1010	9,000		1010	9,000
SEALUND ROGER A & KEVIN P TRUSTE	13188	0092	10-05-1994	Q	V	560,000	00	Total		1,393,600	Total		1,136,200
						Total				995,100			

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				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)
0053					924,500	0	12,400

NOTES													
Total Appraised Parcel Value										1,671,000			

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
BPO-22-229	06-06-2022	RM	Remodel	8,500		100		RENO KITCHEN & REMOVE IN		12-01-2022	SJD	9	1	07	Measure - Info @ Door
2014-31	03-31-2014	MN	Maintenance	17,200		100		STRIP & REROOF		12-10-2019	SJT	10		01	Measure - No Entry
13	01-24-2012	RM	Remodel	27,000		100		1100SF BSMT AREA		04-12-2013	VGS			20	Field Review
3	01-11-2012	MN	Maintenance	4,000		100		2 WINDOWS&1DOOR		01-13-2005	KP		1	00	Measure & Listed
109	07-15-2011	MN	Maintenance	25,500		100		SIDING & ROOF							
13774	08-02-1995	NC	New Construct	183,350	05-13-1996	100		SINGLE FAMILY DWELL							

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
1	1010	Single Family	PD	Residual	0.069	AC	35,000.00	1.00000	5	1.00	0053	2.083		1.0000	1.67	5,000
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			734,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1661	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2	14	Wood Shingle			B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		950,537
Interior Floor 2			Replace Cost		76,650
Heat Fuel	03	Gas	Year Built		1,027,187
Heat Type	05	Hot Water	Effective Year Built		1995
AC Type	03	Central	Depreciation Code		2011
Bedrooms	4		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		90
Extra Openings	0		Cns Sect Rcnld		924,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1100		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1661		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
GNR	GENERATOR	L	1	12400.00	2019	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,693	1,693	1,693	237.16	401,512
BSM	Basement	0	1,661	332	47.40	78,737
CTH	Cathedral Ceiling	0	521	52	23.67	12,332
DCK	Deck	0	294	29	23.39	6,878
FGR	Garage	0	576	230	94.70	54,547
FNS	Finished 90% Story	518	576	518	213.28	122,849
FOP	Open Porch	0	94	14	35.32	3,320
FUS	Finished Upper Story	1,140	1,140	1,140	237.16	270,362
Ttl Gross Liv / Lease Area		3,351	6,555	4,008		950,537

