

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION	
BENNETT ANDREW B			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed		
BENNETT AMY J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,000,100	1,000,100		
10 GLASS TER				0 Light		RES LAND	1010	729,300	729,300		
SUPPLEMENTAL DATA						RESIDNTL	1010	84,600	84,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3714 Total Acres .919 Chapter Lan		Cyclical 7 Exemption W District Res Exem							
GIS ID F_868971_2830334		Assoc Pid#						Total	1,814,000	1,814,000	

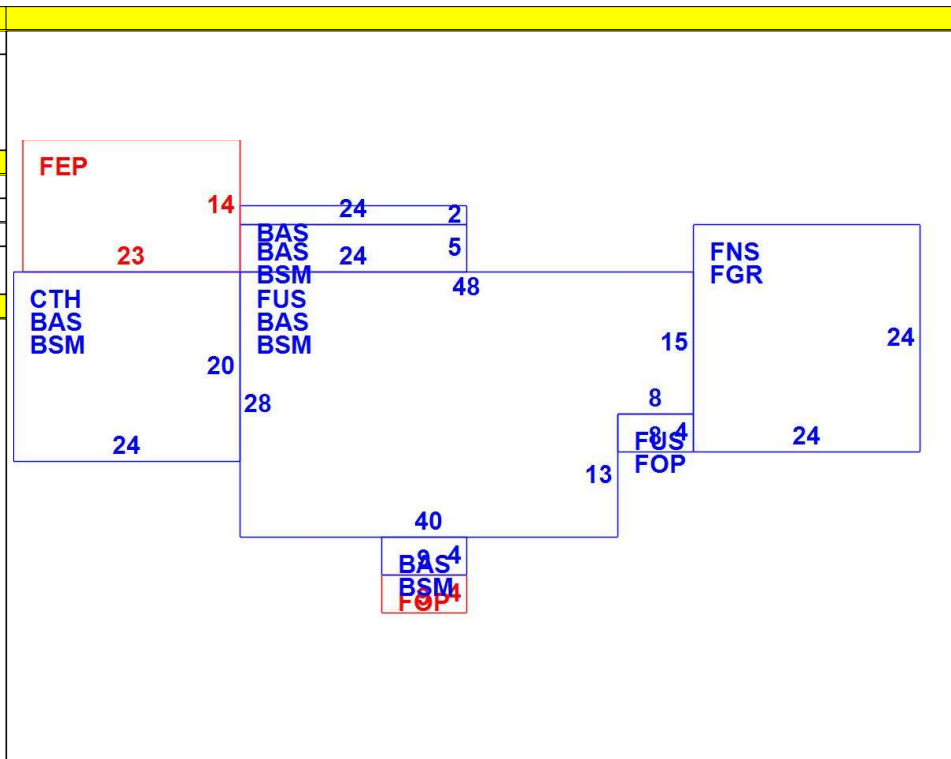
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BENNETT ANDREW B		39543 0108	01-13-2011	Q	I	915,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCNEIL TODD C		38302 0020	03-05-2010	U	I	803,000	1S	2023	1010	760,500	2022	1010	697,800	2021	1010	586,900
CONFER JERRY L		14065 0261	01-04-1996	Q	V	485,000	00		1010	677,200		1010	478,600		1010	436,100
RHB DEVELOPMENT INC		13482 0111	03-23-1995	U	V	150,000	1P		1010	48,100		1010	48,100		1010	42,100
SEALUND ROGER A & KEVIN P TRUSTE		13188 0092	10-05-1994	Q	V	560,000	00	Total		1,485,800	Total		1,224,500	Total		1,065,100

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								APPRAISED VALUE SUMMARY					
				Nbhd		Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card) 1,000,100						
				0053					Appraised Xf (B) Value (Bldg) 0							
									Appraised Ob (B) Value (Bldg) 84,600							
									Appraised Land Value (Bldg) 729,300							
									Special Land Value 0							
									Total Appraised Parcel Value 1,814,000							
									Valuation Method C							
									Total Appraised Parcel Value 1,814,000							

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-22443	11-08-2022	BP	Bldg Permit	16,800	03-21-2023	100	02-09-2023	Install a 14x24 Reeds Ferry Shed		03-21-2023	SJT	5		01	Measure - No Entry
BPO-21-265	06-15-2021	RM	Remodel	50,000		100		Remodel existing master bath. R		06-05-2019	SJT	5		01	Measure - No Entry
2019-42	03-11-2019	MN	Maintenance	10,000		100		REPLACE 16 WINDOWS		04-12-2013	VGS			20	Field Review
2017-122	04-28-2017	AD	Addition	25,000	06-05-2019	100		REMOVE DECK AND CONSTR		02-12-2008	BSB		1	00	Measure & Listed
20	03-10-2010	MN	Maintenance	12,000		100		RE-ROOF 30 SQUARES							
150	04-25-2002	NC	New Construct	4,800	07-26-2003	100		10x16 UTILITY BLDG							
455	11-08-2001	AD	Addition	30,000	09-07-2002	100		24X42 INGRND POOL							

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	40,012 SF	8.75	1.00000	5	1.00	0053	2.083			1.0000	18.23 729,300	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value 729,300				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1876	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	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	Net Other Adj		1,044,795
Interior Floor 2			Replace Cost		78,925
Heat Fuel	02	Oil	Year Built		1,123,718
Heat Type	05	Hot Water	Effective Year Built		1995
AC Type	03	Central	Depreciation Code		2010
Bedrooms	4		Remodel Rating		VG
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		11
Extra Fixtures	2		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		89
Extra Openings	0		Cns Sect Rcnld		1,000,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1000		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1876		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
SPL2	Ing Pool-Good	L	800	89.00	2002	A	70	C	1.00	49,800
PTO	Patio	L	200	15.00	2000	A	70	C	1.00	2,100
GNR	GENERATOR	L	1	12400.00	2019	E	100	B	1.50	18,600
SHD1	Shed	L	336	21.00	2022	E	100	A	2.00	14,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,924	1,924	1,924	228.62	439,865
BSM	Basement	0	1,876	375	45.70	85,733
CTH	Cathedral Ceiling	0	480	48	22.86	10,974
FEP	Finished Enclosed Porch	0	322	193	137.03	44,124
FGR	Garage	0	576	230	91.29	52,583
FNS	Finished 90% Story	518	576	518	205.60	118,425
FOP	Open Porch	0	68	10	33.62	2,286
FUS	Finished Upper Story	1,272	1,272	1,272	228.62	290,805
Ttl Gross Liv / Lease Area		3,714	7,094	4,570		1,044,795

