

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
ARNOLD PATRICIA H 24 CARVER ST DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code		Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		350,400	350,400				
		0		0	Light			RES LAND	1010		602,100	602,100				
SUPPLEMENTAL DATA						RESIDNTL	1010	43,400		43,400						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1882 Total Acres .68 Chapter Lan GIS ID F_871782_2832008				Cyclical 7 Exemption W District Res Exem Assoc Pid#		Total		995,900	995,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ARNOLD PATRICIA H		22802 0346	09-06-2002	U	I		1 1	Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	265,900	2022	1010	243,100			
									1010	472,600		1010	418,900			
									1010	26,900		1010	26,900			
								Total		765,400	Total		688,900			
								Total			Total		545,000			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0040																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments								
								Date	Id	Type	Is	Cd	Purpose/Result			
								11-06-2020	SJT	10		20	Field Review			
								04-12-2013	VGS			20	Field Review			
								04-26-2008	BSB		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	29,621 SF	11.17	1.00000	5	1.00	0040	1.820			1.0000	20.33	602,100
Total Card Land Units					0.68 AC	Parcel Total Land Area					0.68	Total Land Value			602,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1813	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	Net Other Adj		459,894
Heat Type	05	Hot Water	Replace Cost		20,150
AC Type	01	None	Year Built		480,044
Bedrooms	3		Effective Year Built		1976
Full Baths	2		Depreciation Code		1994
Half Baths	1		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	7		Depreciation %		27
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		73
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		350,400
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1813		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	100	21.00	1980	A	70	C	1.00	1,500
SPL2	Ing Pool-Good	L	648	89.00	1985	A	70	C	1.00	40,400
SHD1	Shed	L	100	21.00	1987	A	70	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,253	1,253	1,253	203.94	255,542
BSM	Basement	0	1,813	363	40.83	74,032
DCK	Deck	0	368	37	20.51	7,546
FHS	Finished Half Story	263	525	263	102.17	53,637
FOP	Open Porch	0	20	3	30.59	612
TQS	Three Quarter Story	336	448	336	152.96	68,525
Ttl Gross Liv / Lease Area		1,852	4,427	2,255		459,894

