

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
WATSON BRANDEN E & MELISSA A 27 PURITAN WAY DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		758,700	758,700
		0		0	Light			RES LAND	1010		491,500	491,500
SUPPLEMENTAL DATA						RESIDNTL	1010	1,400	1,400			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2336 Total Acres .25 Chapter Lan GIS ID F_871718_2830918				Cyclical 7 Exemption W District Res Exem Assoc Pid#		Total		1,251,600	1,251,600			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WATSON BRANDEN E & MELISSA A		53354 217	08-31-2020	U	I	276,000	1T	Year	Code	Assessed	Year	Code	Assessed
GALLO ALFRED E TT		48779 0271	08-10-2017	U	I	100	1A	2023	1010	580,200	2022	1010	535,300
CRITCH CHARLES W		11618 0321	01-29-1993	Q	I	73,400	00		1010	383,700		1010	338,000
SMITH LEWIS L		3555 0312	01-15-1992	U	I	73,400	1F		1010	900		1010	900
		Total						Total	964,800	Total	874,200	Total	317,400

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor					
									Appraised Bldg. Value (Card) 758,700					
Total			0.00					Appraised Xf (B) Value (Bldg) 0						
Nbhd			Nbhd Name				B				Appraised Ob (B) Value (Bldg) 1,400			
0040							Tracing				Appraised Land Value (Bldg) 491,500			
Batch											Special Land Value 0			
											Total Appraised Parcel Value 1,251,600			
											Valuation Method C			
											Total Appraised Parcel Value 1,251,600			

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-20-349	12-08-2020	BP	Bldg Permit	18,000	04-22-2021	100		Construct a 10'x34'+2'x10' deck o	07-19-2022	SJD	3		30	Quality Control
BPO-20-164	09-01-2020	NC	New Construct	384,560	05-10-2021	100		Construct a SF dwelling. 1st flr:	05-10-2021	SJT	5		06	Inspection Only
BPO-20-54	06-09-2020	DM	Demolish	7,000	10-26-2020	100		Demo existing structures	01-21-2021	SJT	5		05	Measure - Under Construct
24	10-15-2007	MS	Miscellaneous	3,300		100		8X12 UTL BLDG	10-26-2020	SJT	5		20	Field Review
355	07-16-2003	MN	Maintenance	3,360	09-21-2004	100		REBUILD DECK	09-08-2020	SJT	5		20	Field Review
19990193	05-13-1999	MN	Maintenance	3,500		100		STRIP & REROOF	11-01-2019	SJT			01	Measure - No Entry
									04-12-2013	VGS			20	Field Review

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	10,890	SF	24.80	1.00000	5	1.00	0040	1.820		1.0000	45.13	491,500
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value			491,500

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	880	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	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			747,431
Interior Floor 2			Net Other Adj		26,775
Heat Fuel	03	Gas	Replace Cost		774,205
Heat Type	05	Hot Water	Year Built		2020
AC Type	03	Central	Effective Year Built		2019
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		2
Total Rooms	9		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		98
Gas Fireplaces	1		Cns Sect Rcnld		758,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	880		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	96	21.00	2010	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	880	880	880	256.67	225,872
BSM	Basement	0	880	176	51.33	45,174
DCK	Deck	0	240	24	25.67	6,160
FGR	Garage	0	576	230	102.49	59,035
FOP	Open Porch	0	184	28	39.06	7,187
FUS	Finished Upper Story	1,456	1,456	1,456	256.67	373,715
PTO	Patio	0	197	10	13.03	2,567
UAT	Unfinished Attic	0	720	108	38.50	27,721
Ttl Gross Liv / Lease Area		2,336	5,133	2,912		747,431

