

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA																	
BROWN IAN A				0 Water		0 Subdivision		0 Average		Description		Code				Appraised		Assessed													
30 MAYFLOWER RD				0 No Sewer		0 Paved		0 Average		RESIDENTL		1010		286,500		286,500															
DUXBURY MA 02332						0 Light				RES LAND		1010		475,000		475,000															
SUPPLEMENTAL DATA																															
Alt Prcl ID						Cyclical 7																									
Scnd Home						Exemption																									
Tax Class T						W																									
Tot Fin Area 1260						District																									
Total Acres .215						Res Exem																									
Chapter Lan																															
GIS ID F_871212_2831183						Assoc Pid#																									
Total												761,500		761,500																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
BROWN IAN A				56736 220		04-27-2022		U I		600,000		1A		Year		Code		Assessed													
BROWN VICTOR A				14241 0151		03-28-1996		Q V		159,000		00		2023		1010		219,400													
WHITE JOEL D TR				13862 0026		09-29-1995		U V		51,500		1P				1010		2021 201													
Total												586,500		Total		523,400		Total		435,600											
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																															
BASE.SEMI-FIN.NOHEAT.LOW S.F.FOR VALUE																															
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			
13873		10-25-1995		NC		New Construct		63,000		12-03-1996		100				2 STORY DWELLING		04-05-2023		SJD		9		1		20		Field Review			
																		11-21-2019		SJT		10				01		Measure - No Entry			
																		04-12-2013		VGS						20		Field Review			
																		03-24-2008		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		9,375 SF		27.84		1.00000		5		1.00		0040		1.820				1.0000		50.67		475,000	
Total Card Land Units										0.22		AC		Parcel Total Land Area						0.22		Total Land Value				475,000					

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	600	
Model	01	Residential	Bsmt Type	05	
Grade	05	Ave/Good	Unfin Area	0.00	Full Raised
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2	14	Wood Shingle			S
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			306,577
Interior Floor 2			Net Other Adj		22,750
Heat Fuel	02	Oil	Replace Cost		329,327
Heat Type	05	Hot Water	Year Built		1995
AC Type	01	None	Effective Year Built		2008
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		13
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnld		286,500
Sq Ft Fin Bsmt	280		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	600		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS	30	1
FUS		
BAS		
BSM		
		20
	30	
FUS	30	1

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	600	600	600	222.16	133,294
BSM	Basement	0	600	120	44.43	26,659
FUS	Finished Upper Story	660	660	660	222.16	146,624
Ttl Gross Liv / Lease Area		1,260	1,860	1,380		306,577

