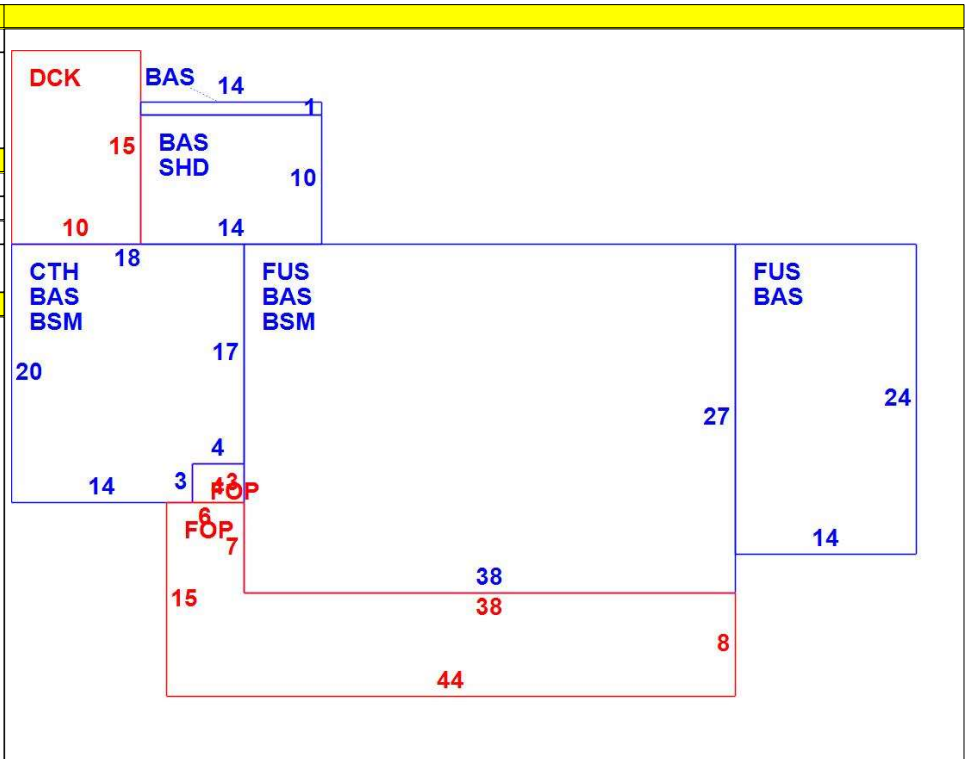


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA										
MACNEIL BENJAMIN & OLIVIA				0 Water		0 Two-Way		0 Average		Description	Code	Appraised	Assessed											
106 DUCK HILL RD				0 No Sewer		0 Paved		0 Average		RESIDENTL	1010	606,400	606,400											
						0 Medium				RES LAND	1010	515,400	515,400											
DUXBURY MA 02332														VISION										
SUPPLEMENTAL DATA																								
Alt Prcl ID				Cyclical		5																		
Scnd Home				Exemption																				
Tax Class		T		W		District																		
Tot Fin Area		3226		Res Exem																				
Total Acres		1.518																						
Chapter Lan																								
GIS ID		F_877580_2847403		Assoc Pid#																				
											Total	1,121,800	1,121,800											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
MACNEIL BENJAMIN & OLIVIA				56998 21		07-06-2022		Q I				1,200,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SILVERBERG K CASEY				16302 0337		06-17-1998		U I				1		1F		2023	1010	451,500	2022	1010	412,600	2021	1010	355,100
																	1010	503,500		1010	424,800		1010	384,300
											Total	955,000	Total	837,400	Total	739,400								
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														APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch																
0070																								
NOTES														Appraised Bldg. Value (Card) 606,400										
														Appraised Xf (B) Value (Bldg) 0										
														Appraised Ob (B) Value (Bldg) 0										
														Appraised Land Value (Bldg) 515,400										
														Special Land Value 0										
														Total Appraised Parcel Value 1,121,800										
														Valuation Method C										
														Total Appraised Parcel Value 1,121,800										
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							
675	12-29-2003	AD	Addition	60,000		100		14X24 2 STY ADD/PORC				04-11-2023	SJD	9	1	07	Measure - Info @ Door							
											10-08-2020	SJT	10		20	Field Review								
											04-12-2013	VGS			20	Field Review								
											09-29-2005	KP		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	40,000 SF	8.75	1.00000	5	1.00	0070	1.389			1.0000	486,200									
1	1010	Single Family	RC	Residual	0.600 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	29,200									
Total Card Land Units					1.52	AC	Parcel Total Land Area					1.52	Total Land Value			515,400								

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1374	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
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 Fir		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			738,459
Interior Floor 2			Net Other Adj		29,145
Heat Fuel	02	Oil	Replace Cost		767,603
Heat Type	05	Hot Water	Year Built		1982
AC Type	03	Central	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnd		606,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1374		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,864	1,864	1,864	201.71	375,987
BSM	Basement	0	1,374	275	40.37	55,470
CTH	Cathedral Ceiling	0	348	35	20.29	7,060
DCK	Deck	0	150	15	20.17	3,026
FOP	Open Porch	0	406	61	30.31	12,304
FUS	Finished Upper Story	1,362	1,362	1,362	201.71	274,728
SHD	Attached Shed	0	140	49	70.60	9,884
Ttl Gross Liv / Lease Area		3,226	5,644	3,661		738,459

