

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>								
COW TENT HILL DEVELOPMENT INC  81 WABAN AVE  WABAN MA 02468		0	Water	0	Arterial	0	Average	Description		Code	Appraised	Assessed										
		0	No Sewer	0	Paved	0	Average	RES LAND		1300	826,700	826,700										
		0		0	Heavy																	
<b>SUPPLEMENTAL DATA</b>																						
Alt Prcl ID		Scnd Home		NEW FY2025???		Cyclical		5														
Tax Class		T				Exemption		W														
Tot Fin Area		1417				District																
Total Acres		3.058				Res Exem																
Chapter Lan																						
GIS ID		F_876164_2844075				Assoc Pid#																
										Total		826,700		826,700								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
10 HAWTHORN LLC				58297	206	09-21-2023		Q	V	795,000		00	Year	Code	Assessed	Year	Code	Assessed				
COW TENT HILL DEVELOPMENT INC				56722	132	04-22-2022		U	I	3,950,000		1V	2023	1010	52,600	2022	1010	44,200	2021	1010	44,100	
FINE COLLEEN				53945	20	12-04-2020		U	I	1		1A		1010	735,100		1010	571,700		1010	476,400	
FINE COLLEEN				51925	048	11-08-2019		U	I	445,500		1		1010	14,600		1010	14,600		1010	14,600	
BUMPUS WILLIAM N & BERNICE E				3482	0448	01-01-2001		U	I	0		1										
										Total		802,300		Total		630,500		Total		535,100		
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																	
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch														
0093																						
NOTES												Appraised Bldg. Value (Card)				0						
												Appraised Xf (B) Value (Bldg)				0						
												Appraised Ob (B) Value (Bldg)				0						
												Appraised Land Value (Bldg)				826,700						
												Special Land Value				0						
												Total Appraised Parcel Value				826,700						
												Valuation Method				C						
												Total Appraised Parcel Value				826,700						
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-22-43 609	02-17-2022 11-14-2003	DM MN	Demolish Maintenance	38,900 7,000	03-27-2023	100 100	03-27-2023	DEMO EXISTING STRUCTURE STRIP & REROOF														
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	1300	Vacant Land	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0093	2.283			1.0001	19.98	799,100					
1	1300	Vacant Land	RC	Residual	0.345	AC	35,000.00	1.00000	5	1.00	0093	2.283			1.0000	1.84	27,600					
Total Card Land Units					1.26	AC	Parcel Total Land Area					1.26	Total Land Value					826,700				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description	No Sketch					
Style	99	Vacant Land	Bsmt Area								
Model	00	Vacant	Bsmt Type								
Grade			Unfin Area								
Stories											
Occupancy			<b>CONDO DATA</b>								
Exterior Wall 1			Parcel Id		C	Owne					
Exterior Wall 2						B	S				
Roof Structure			Adjust Type	Code	Description	Factor%					
Roof Cover			Condo Flr								
Interior Wall 1			Condo Unit								
Interior Wall 2			<b>COST / MARKET VALUATION</b>								
Interior Floor 1					0						
Interior Floor 2			Net Other Adj								
Heat Fuel			Replace Cost								
Heat Type			Year Built								
AC Type			Effective Year Built								
Bedrooms			Depreciation Code								
Full Baths			Remodel Rating								
Half Baths			Year Remodeled								
Extra Fixtures			Depreciation %								
Total Rooms			Functional Obsol								
Bath Style			External Obsol		1.000						
Kitchen Style			Trend Factor								
Extra Kitchens			Condition								
Fireplaces			Condition %								
Extra Openings			Percent Good								
Gas Fireplaces			Cns Sect Rcnld								
Sq Ft Fin Bsmt			Dep % Ovr								
FBM Quality			Dep Ovr Comment								
Foundation			Misc Imp Ovr								
Bsmt Garage			Misc Imp Ovr Comment								
Bsmt Area			Cost to Cure Ovr								
			Cost to Cure Ovr Comment								
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area		0	0	0		0					