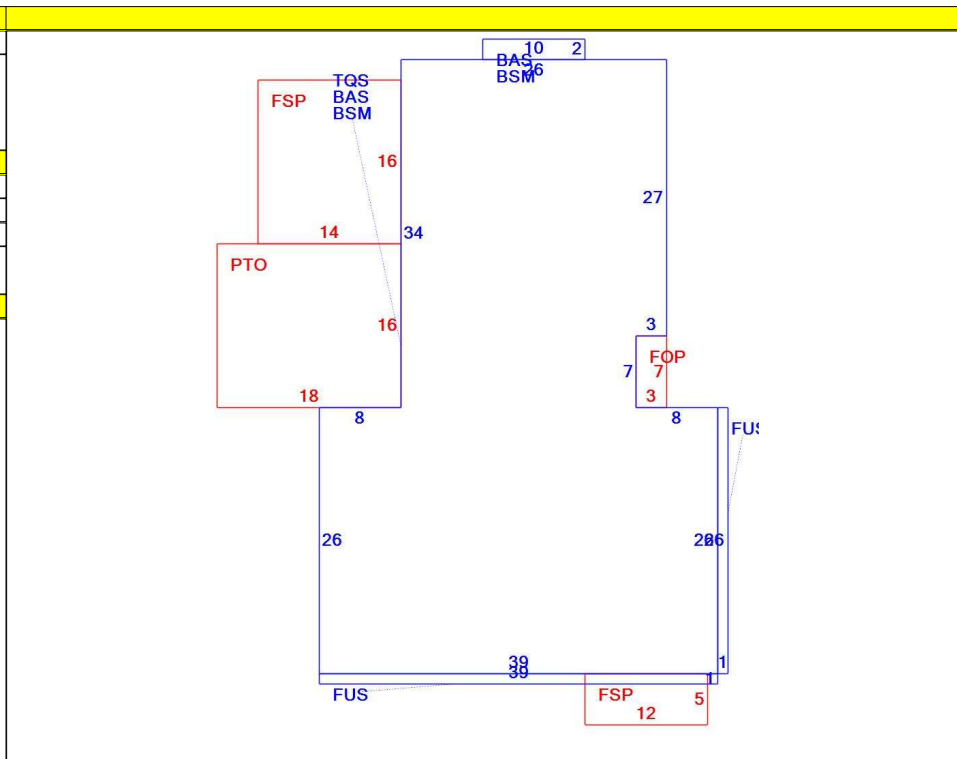


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
WITTEN JONATHAN D			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed								
WITTEN ALEXANDRA B			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	599,200	599,200								
156 DUCK HILL RD		SUPPLEMENTAL DATA			RESIDNTL	1010	572,200	572,200	45,000								
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3369 Total Acres 1.688 Chapter Lan GIS ID F_877994_2846986			Cyclical 5 Exemption W District Res Exem Assoc Pid#	Total		1,216,400	1,216,400								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WITTEN JONATHAN D		13095 0184	08-22-1994	Q	I	375,000	00	Year	Code	Assessed	Year	Code	Assessed				
								2023	1010	468,000	2022	1010	391,500				
									1010	559,100		1010	471,800				
									1010	23,800		1010	23,800				
								Total		1,050,900	Total		887,100				
								Total			Total		826,700				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
									APPRAISED VALUE SUMMARY								
		Total	0.00						Appraised Bldg. Value (Card) 599,200								
									Appraised Xf (B) Value (Bldg) 0								
									Appraised Ob (B) Value (Bldg) 45,000								
									Appraised Land Value (Bldg) 572,200								
									Special Land Value 0								
									Total Appraised Parcel Value 1,216,400								
									Valuation Method C								
									Total Appraised Parcel Value 1,216,400								
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			
BP-20-67	03-13-2020	RM	Remodel	7,600	06-23-2020	100	04-21-2020	1ST FLOOR MASTER BATH RE	06-23-2020	SJT	5		20	Field Review			
37	04-04-2011	AD	Addition	7,500				5X12 S PORCH	04-12-2013	VGS			20	Field Review			
170	06-08-2007	AD	Addition	7,600	07-29-2008	100		14X16 SCREENED PRCH	09-29-2011	KP		1	00	Measure & Listed			
429	08-14-2003	AD	Addition	50,000				34' SHED DORMER									
350	07-16-2003	MN	Maintenance	4,000				ROOF									
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		V110	1.1000	13.37	534,800	
1	1010	Single Family	RC	Residual	0.770 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	37,400	
Total Card Land Units					1.69 AC	Parcel Total Land Area					1.69	Total Land Value					572,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1897	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1214				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1897				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		691,909
Replace Cost		66,625
Year Built		1975
Effective Year Built		2000
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		21
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		79
Cns Sect Rcnld		599,200
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
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
WDK	Deck	L	750	21.00	1985	A	70	C	1.00	11,000
TEN	Tennis Court	L	1	48500.00	1985	A	70	C	1.00	34,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,897	1,897	1,897	180.99	343,330
BSM	Basement	0	1,897	379	36.16	68,594
FOP	Open Porch	0	21	3	25.86	543
FSP	Screened Porch	0	284	57	36.32	10,316
FUS	Finished Upper Story	65	65	65	180.99	11,764
PTO	Patio	0	288	14	8.80	2,534
TQS	Three Quarter Story	1,408	1,877	1,408	135.76	254,828
Ttl Gross Liv / Lease Area		3,370	6,329	3,823		691,909



156 DUCK HILL RD

