

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
SAMPSON BRADFORD C		0	Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
SAMPSON MADELEINE C		0	No Sewer	0 Paved	0 Average	RESIDNTL	1010	932,000	932,000	
34 LOVERS LN		SUPPLEMENTAL DATA			RES LAND	1010	1,497,500	1,497,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3296 Total Acres 1.188 Chapter Lan GIS ID F_880617_2844792			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	77,300	77,300	
						Total		2,506,800	2,506,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SAMPSON BRADFORD C	48672	0250	07-17-2017	Q	I	915,000	00	Year	Code	Assessed	Year	Code	Assessed			
TOBIN JOHN F & DONNA M	34854	0230	07-24-2007	U	I	800,000	1	2023	1010	712,500	2022	1010	470,100			
WELD PRISCILLA Q	13685	0055	07-10-1995	Q	I	300,000	00		1010	1,306,400		1010	616,100			
PETERS JEAN H	13685	0052	07-10-1995	U	I	100	1A		1010	43,100		1010	43,100			
								Total		2,062,000	Total		1,129,300	Total		925,500

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			
Total			0.00					Appraised Bldg. Value (Card) 932,000				
ASSESSING NEIGHBORHOOD							Appraised Xf (B) Value (Bldg) 0					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Ob (B) Value (Bldg) 77,300							
0090					Appraised Land Value (Bldg) 1,497,500							
NOTES							Special Land Value 0					
							Total Appraised Parcel Value 2,506,800					
							Valuation Method C					
							Total Appraised Parcel Value 2,506,800					

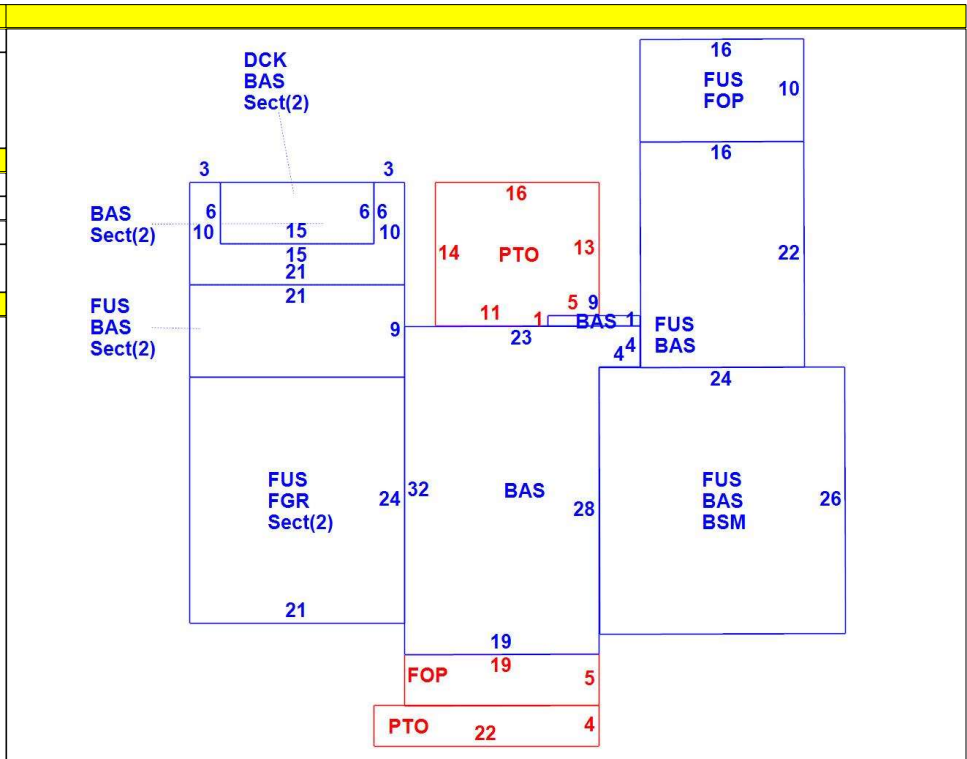
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-375	08-19-2021	BP	Bldg Permit	170,820	05-18-2022	100		New building 21'x43'. Gar 21'x24'	05-18-2022	SJT	5		01	Measure - No Entry
BPO-21-371	08-19-2021	BP	Bldg Permit	10,000	03-09-2022	100		Demo pre-existing 20.25'x24' non	04-12-2021	SJT	5		20	Field Review
BPO-20-118	08-10-2020	BP	Bldg Permit	38,000	04-08-2021	100	04-14-2021	Install a 16x32 sf inground vinyl p	10-21-2020	SJT	5		20	Field Review
BP-20-106	07-23-2020	AD	Addition	99,910	10-21-2020	100		Construct a 1st flr addition with a	09-24-2020	SJT	5		01	Measure - No Entry
214	07-12-2007	AD	Addition	90,000		100		274S'1STF,640S'2NDF	04-23-2018	SJD	9		01	Measure - No Entry
								04-12-2013	VGS				20	Field Review
								05-31-2008	K-B		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	0090	3.661		V115	1.1500	36.84	
1	1010	Single Family	RC	Residual	0.181	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	
1	1010	Single Family	RC	Undevelop	0.090	AC 2,000.00	1.00000	0	1.00	0090	3.661	ROW		1.0000	0.18	
Total Card Land Units					1.19	AC	Parcel Total Land Area					1.19	Total Land Value			1,497,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	624	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	400				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	624				

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

COST / MARKET VALUATION	
Net Other Adj	687,081
Replace Cost	52,675
Year Built	1,046,044
Effective Year Built	1956
Depreciation Code	2006
Remodel Rating	E
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	85
Cns Sect Rcnd	628,800
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
SHD1	Shed	L	252	21.00	2019	A	70	C	1.00	3,700
SPL1	Ing Pool - Ave	L	512	64.00	2021	G	85	A	2.00	55,700
SPL3	Ing Hot Tub	L	49	72.00	2021	G	85	A	2.00	6,000
PTO	Patio	L	336	15.00	2021	G	85	B	1.50	6,400
PTO	Patio	L	288	15.00	2021	G	85	B	1.50	5,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,609	1,609	1,609	235.06	378,212
BSM	Basement	0	624	125	47.09	29,383
FOP	Open Porch	0	255	38	35.03	8,932
FUS	Finished Upper Story	1,136	1,136	1,136	235.06	267,028
PTO	Patio	0	307	15	11.49	3,526
Ttl Gross Liv / Lease Area		2,745	3,931	2,923		687,081



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		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		932,000	932,000
		SUPPLEMENTAL DATA		0		Medium		RES LAND	1010		1,497,500	1,497,500
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3296 Total Acres 1.188 Chapter Lan GIS ID F_880617_2844792		Cyclical Exemption W District Res Exem		8		RESIDNTL	1010	77,300	77,300			
								Total		2,506,800	2,506,800	

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PETERS JEAN H	13685	0052	07-10-1995	U	I	100	1A		1010	43,100		1010	43,100		
								Total		2,062,000	Total		1,129,300	Total	925,500

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				
0090								
NOTES				Appraised Bldg. Value (Card) 932,000				
				Appraised Xf (B) Value (Bldg) 0				
				Appraised Ob (B) Value (Bldg) 77,300				
				Appraised Land Value (Bldg) 1,497,500				
				Special Land Value 0				
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				Valuation Method C				
				Total Appraised Parcel Value 2,506,800				

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BPO-20-118	08-10-2020	BP	Bldg Permit	38,000	04-08-2021	100	04-14-2021	Install a 16x32 sf inground vinyl p	10-21-2020	SJT	5		20	Field Review
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1	1010	Single Family	RC	Residual	0.181	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	23,200
1	1010	Single Family	RC	Undevelop	0.090	AC 2,000.00	1.00000	0	1.00	0090	3.661	ROW		1.0000	0.18	700
Total Card Land Units					1.19	AC	Parcel Total Land Area					1.19	Total Land Value			1,497,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	01	
Grade	08	Excellent	Unfin Area	0.00	Slab
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	06	Partial			
Bedrooms	0				
Full Baths	0				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	3				
Bath Style	03	Modern			
Kitchen Style					
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION				
Net Other Adj			300,514	
Replace Cost			5,775	
Year Built			1,046,044	
Effective Year Built			2021	
Depreciation Code			2020	
Remodel Rating			A	
Year Remodeled				
Depreciation %		1		
Functional Obsol				
External Obsol				
Trend Factor		1.000		
Condition				
Condition %				
Percent Good		99		
Cns Sect Rcnld		303,200		
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	399	399	399	230.63	92,022	
DCK	Deck	0	90	9	23.06	2,076	
FGR	Garage	0	504	202	92.44	46,588	
FUS	Finished Upper Story	693	693	693	230.63	159,828	
Ttl Gross Liv / Lease Area		1,092	1,686	1,303		300,514	

