

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
WILSON AMY M 105 MT VERNON ST BOSTON MA 02108			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,430,400	1,430,400	
				0 Light		RES LAND	1010	1,937,500	1,937,500	
SUPPLEMENTAL DATA						RESIDNTL	1010	50,100	18,600	
Alt Prcl ID		Scnd Home 500292		Cyclical Exemption W						
Tax Class T		Tot Fin Area 3167		District Res Exem						
Total Acres 1.038		Chapter Lan		Assoc Pid#						
GIS ID F_880952_2844849						Total		3,418,000	3,386,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WILSON AMY M		45262 0311	02-25-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
WILSON JOHN C		34502 0185	05-08-2007	Q	I	1,325,000	00	2023	1010	1,085,700	2022	1010	991,500
									1010	1,690,100		1010	1,051,000
									1010	13,500		1010	13,500
								Total	2,789,300		Total	2,056,000	
								Total			Total	1,532,600	

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				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0090					Appraised Bldg. Value (Card)			1,430,400
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			50,100
					Appraised Land Value (Bldg)			1,937,500
					Special Land Value			0
					Total Appraised Parcel Value			3,418,000
					Valuation Method			C
					Total Appraised Parcel Value			3,418,000

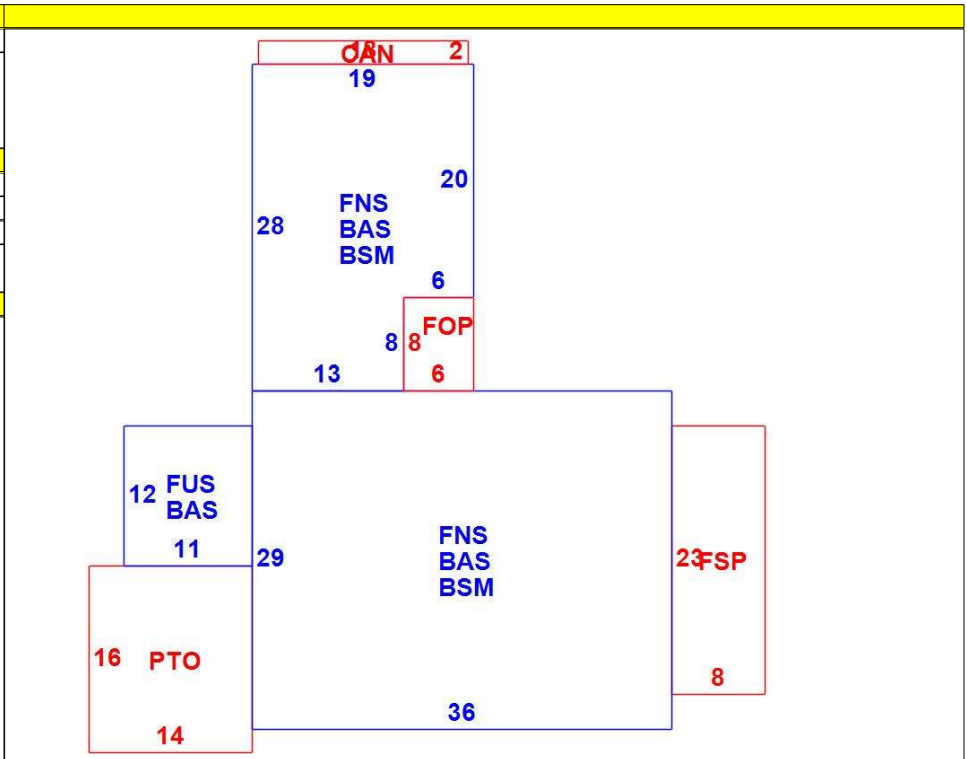
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-381	08-19-2021	SP	Solar Panels	40,200	03-09-2022	100		Install 30 solar panels.	03-09-2022	SJT	5		21	Field Review + GIS
BPO-20-358	12-22-2020	BP	Bldg Permit	161,580	05-26-2021	100	09-02-2021	Construct a new 24'x32' accesso	06-25-2019	SJT	5		01	Measure - No Entry
2018-441	12-03-2018	AD	Addition	200,000	06-25-2019	100		CONSTRUCT A DORMER BET	09-12-2016	JLF	10		01	Measure - No Entry
220	11-16-2009	RM	Remodel	40,000		100		KIT,P,P,PLYRM,BATH,D	04-12-2013	VGS			20	Field Review
35	04-22-2009	MN	Maintenance	6,000		100		STRIP SHINGLES	10-05-2010	KP		4	12	Property Estimated - No Ac

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		V150	1.5000	48.05	1,922,100
1	1010	Single Family	RC	Residual	0.120	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.95	15,400
Total Card Land Units					1.04	AC	Parcel Total Land Area					1.04	Total Land Value			1,937,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1528	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			1,135,229
Interior Floor 2			Net Other Adj		45,225
Heat Fuel	03	Gas	Replace Cost		1,180,454
Heat Type	05	Hot Water	Year Built		1945
AC Type	03	Central	Effective Year Built		2010
Bedrooms	4		Depreciation Code		R
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	11	
Total Rooms	9		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good	89	
Gas Fireplaces	0		Cns Sect Rcnld		1,050,600
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	1528		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
GNR	GENERATOR	L	1	12400.00	2019	E	100	B	1.50	18,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,660	1,660	1,660	321.41	533,545
BSM	Basement	0	1,528	306	64.37	98,352
CAN	Canopy	0	36	4	35.71	1,286
FNS	Finished 90% Story	1,375	1,528	1,375	289.23	441,942
FOP	Open Porch	0	48	7	46.87	2,250
FSP	Screened Porch	0	184	37	64.63	11,892
FUS	Finished Upper Story	132	132	132	321.41	42,426
PTO	Patio	0	224	11	15.78	3,536
Ttl Gross Liv / Lease Area		3,167	5,340	3,532		1,135,229



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				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,430,400	1,430,400								
						0	Light			RES LAND	1010	1,937,500	1,937,500								
SUPPLEMENTAL DATA										RESIDNTL	1010	50,100	18,600								
Alt Prcl ID Scnd Home 500292 Tax Class T Tot Fin Area 3167 Total Acres 1.038 Chapter Lan GIS ID F_880952_2844849				Cyclical Exemption W District Res Exem Assoc Pid#																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
WILSON AMY M		45262	0311	02-25-2015		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
WILSON JOHN C		34502	0185	05-08-2007		Q	I	1,325,000		00	2023	1010	1,085,700	2022	1010	991,500	2021	1010	626,500		
											1010	1,690,100		1010	1,051,000		1010	898,600			
											1010	13,500		1010	13,500		1010	7,500			
		Total									2,789,300		Total		2,056,000		Total		1,532,600		
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int											
				0.00																	
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0090																					
NOTES																					
BUILDING PERMIT RECORD																					
Permit Id		Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments							Date	Id	Type	Is	Cd	Purpose/Result
																05-26-2021	SJT	5		20	Field Review
																05-10-2021	SJT	5		06	Inspection Only
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				
2	1010	Single Family			SF		1.00000	5	1.00	0090	3.661			0.0000		0.00	0				
Total Card Land Units					0.00	AC	Parcel Total Land Area				1.04	Total Land Value					0				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	Full
Grade	07	Very Good	Unfin Area		
Stories	1.5				
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures					
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	1				
Bsmt Area	768				

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
SLR	Solar Panels	L	30	1050.00	2021	A	70	C	1.00	31,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	768	768	768	288.85	221,835
CTH	Cathedral Ceiling	0	408	41	29.03	11,843
FGR	Garage	0	768	307	115.46	88,676
FHS	Finished Half Story	180	360	180	144.42	51,993
Ttl Gross Liv / Lease Area		948	2,304	1,296		374,347

