

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
OLD CAPE REALTY LLC PO BOX 11 DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	567,500	567,500						
				0	Heavy			RES LAND	1090	539,800	539,800						
SUPPLEMENTAL DATA										RESIDNTL	1090	69,300	69,300				
Alt Prcl ID		Cyclical 5															
Scnd Home LEASED		Exemption W															
Tax Class T		District															
Tot Fin Area 3255		Res Exem															
Total Acres 1.178																	
Chapter Lan																	
GIS ID F_878836_2844096		Assoc Pid#															
										Total	1,176,600	1,176,600					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
OLD CAPE REALTY LLC FERREIRA JOHN T		45399	0224	04-03-2015	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
		3773	0746	05-04-1972	U	I	45,000	1	2023	1090	431,400	2022	1090	357,600	2021	1090	361,900
										1090	642,000	1090	494,900	1090	53,000	1090	412,500
										1090	53,000	1090	53,000	1090	53,000		
										Total	1,126,400	Total	905,500	Total	827,400		
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									
0080																	
NOTES										Appraised Bldg. Value (Card) 567,500							
										Appraised Xf (B) Value (Bldg) 0							
										Appraised Ob (B) Value (Bldg) 69,300							
										Appraised Land Value (Bldg) 539,800							
										Special Land Value 0							
										Total Appraised Parcel Value 1,176,600							
										Valuation Method C							
										Total Appraised Parcel Value 1,176,600							
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	
2016-213	10-25-2016	MN	Maintenance	6,000		100		STRIP & REROOF 14 SQUARE			10-08-2020	SJT	10		20	Field Review	
2014-4	01-06-2014	RM	Remodel	20,000		100		RM 11 X 17 KITCHEN & 5 X 8 B			04-12-2013	VGS			20	Field Review	
198	05-31-2006	AD	Addition	60,000		100		2 GAR14X24&24X48			08-31-2007	KP		1	00	Measure & Listed	
197	05-31-2006	DM	Demolish	10,000		100		2 GAR 12X4X20.5&42X2									
381	08-22-2005	RM	Remodel	15,000		100		KITCHEN & BATHROOM									
26	08-03-2005	MN	Maintenance	4,000		100		REPL 20 WINDOWS									
69	03-06-2003	MN	Maintenance	9,500		100		STRIP & REROOF DWELL									
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	1090	Multi Houses	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0080	1.503	2 HOMES/RENTALS			1.0002	13.15	526,100
1	1090	Multi Houses	RC	Residual	0.260	AC 35,000.00	1.00000	5	1.00	0080	1.503				1.0000	1.21	13,700
Total Card Land Units					1.18	AC	Parcel Total Land Area			1.18			Total Land Value		539,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	700	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.65				
Occupancy	1				
Exterior Wall 1	20	Brick/Masonry	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Own
Roof Cover	03	Asphalt			B
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			COST / MARKET VALUATION		
Heat Fuel	02	Oil			311,033
Heat Type	04	Forced Air-Duc	Net Other Adj		10,400
AC Type	01	None	Replace Cost		321,432
Bedrooms	3		Year Built		1940
Full Baths	1		Effective Year Built		1993
Half Baths	0		Depreciation Code		G
Extra Fixtures	0		Remodel Rating		
Total Rooms	6		Year Remodeled		
Bath Style	02	Average	Depreciation %		28
Kitchen Style	02	Average	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		
Sq Ft Fin Bsmt	0		Percent Good		72
FBM Quality			Cns Sect Rcnld		231,400
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	0		Dep Ovr Comment		
Bsmt Area	700		Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p>FHS BAS BSM</p>	<p>25</p> <p>28</p> <p>FOP</p> <p>8</p> <p>28</p>
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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	240	21.00	1910	A	70	C	1.00	3,500
FGR1	Garage - 1 Sto	L	1,152	52.00	2006	G	85	C	1.00	50,900
FGR1	Garage - 1 Sto	L	336	52.00	2006	G	85	C	1.00	14,900

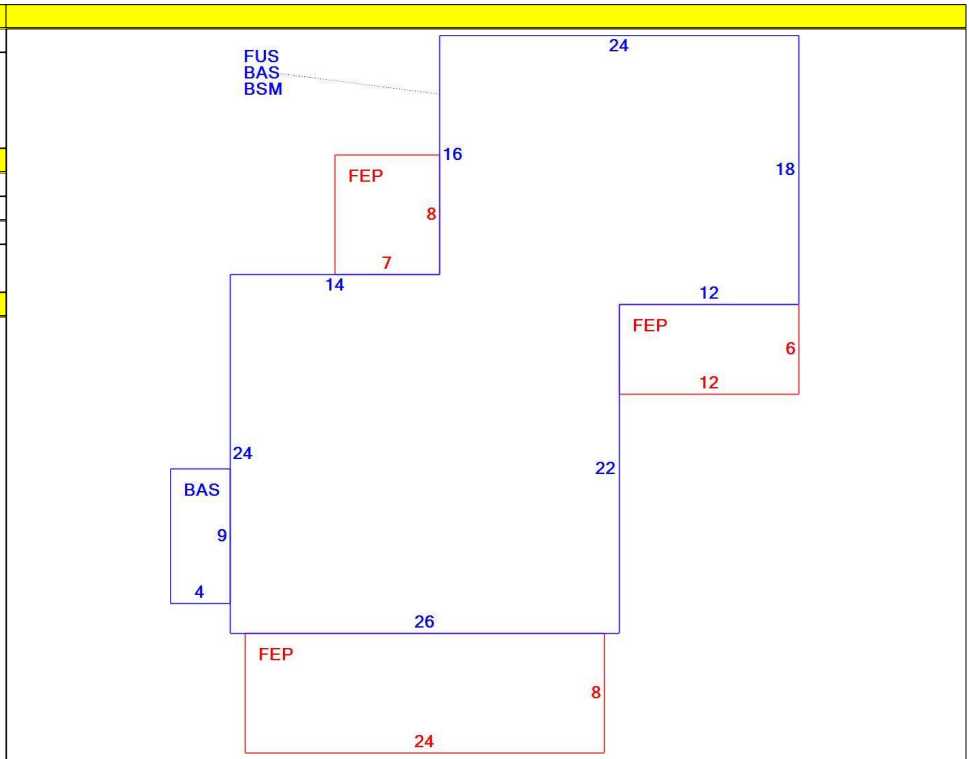
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	700	700	700	254.11	177,878
BSM	Basement	0	700	140	50.82	35,576
FHS	Finished Half Story	350	700	350	127.06	88,939
FOP	Open Porch	0	224	34	38.57	8,640
Ttl Gross Liv / Lease Area		1,050	2,324	1,224		311,033



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		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	567,500				539,800					
				0	Heavy			RESIDNTL	1090	69,300				69,300					
SUPPLEMENTAL DATA												VISION							
Alt Prcl ID		Scnd Home LEASED		Cyclical Exemption W		5													
Tax Class T		Tot Fin Area 3255		District		Res Exem													
Total Acres 1.178		Chapter Lan		Assoc Pid#															
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Total												1,126,400	Total	905,500	Total	827,400			
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												Appraised Xf (B) Value (Bldg) 0							
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												Special Land Value 0							
												Total Appraised Parcel Value 1,176,600							
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Total												Total Appraised Parcel Value		1,176,600					
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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	1090	Multi Houses			0.000	AC	0.00	1.00000	5	1.00	0080	1.503		0.0000	0.00	0			
Total Card Land Units					0.00	AC	Parcel Total Land Area					1.18	Total Land Value				0		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1032	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
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 Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			390,912
Interior Floor 2			Net Other Adj		19,000
Heat Fuel	02	Oil	Replace Cost		409,912
Heat Type	04	Forced Air-Duc	Year Built		1850
AC Type	01	None	Effective Year Built		2003
Bedrooms	7		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		18
Total Rooms	11		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	1		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		336,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1032		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	1,068	1,068	1,068	156.49	167,131	
BSM	Basement	0	1,032	206	31.24	32,237	
FEP	Finished Enclosed Porch	0	320	192	93.89	30,046	
FUS	Finished Upper Story	1,032	1,032	1,032	156.49	161,498	
Ttl Gross Liv / Lease Area		2,100	3,452	2,498		390,912	

