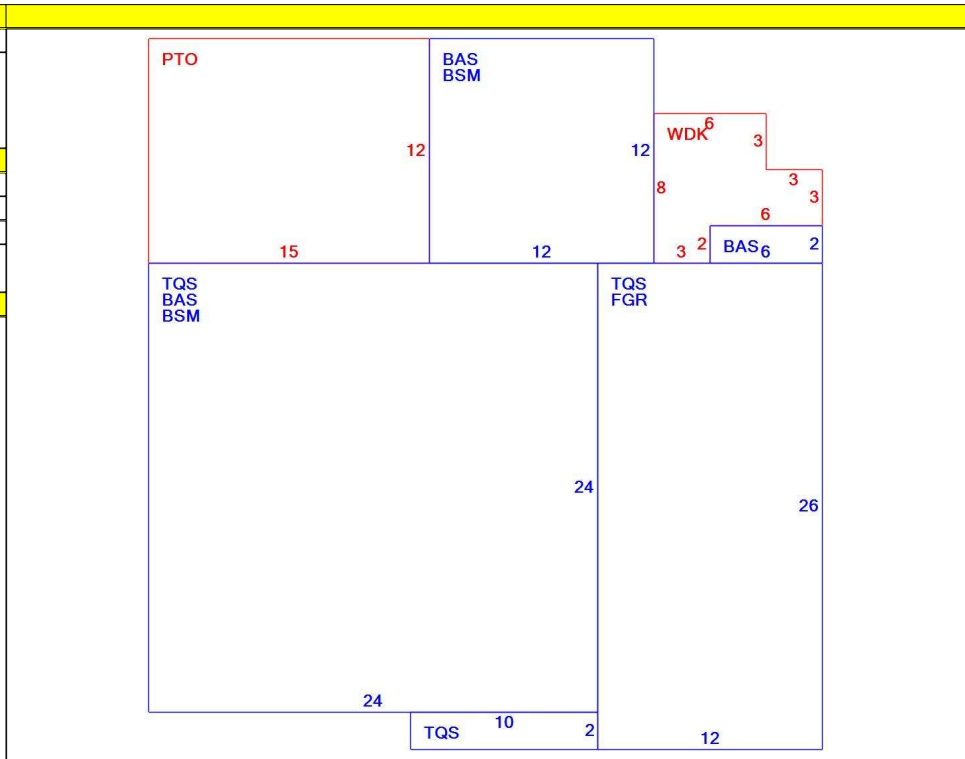


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
GILL CHRISTINE L TRUSTEE THE CHRISTINE L GILL REVOCABLE 32 STRAWBERRY LN  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	409,400	409,400								
		<b>SUPPLEMENTAL DATA</b>		Alt Prcl ID		Cyclical		5	RES LAND	1010	394,800	394,800							
		Scnd Home		Exemption			RESIDNTL	1010	700	700									
		Tax Class T		District															
		Tot Fin Area 1368		Res Exem															
		Total Acres .22		Chapter Lan															
		GIS ID F_876218_2843542		Assoc Pid#															
								Total		804,900	804,900								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
GILL CHRISTINE L TRUSTEE GILL CHRISTINE L TRUSTEE TANGNEY VIRGINA HEALY		53748	217	11-02-2020	U	I		1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
		43429	0240	07-31-2013	Q	I		539,000	00	2023	1010	314,300	2022	1010	265,600	2021	1010	265,100	
		6060	0254	04-19-1985	U	I		110,000	1		1010	464,000		1010	355,100		1010	317,800	
											1010	500		1010	500		1010	500	
		Total								Total		778,800	Total		621,200	Total		583,400	
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		Appraised Bldg. Value (Card)					409,400				
0080										Appraised Xf (B) Value (Bldg)					0				
										Appraised Ob (B) Value (Bldg)					700				
										Appraised Land Value (Bldg)					394,800				
										Special Land Value					0				
										Total Appraised Parcel Value					804,900				
										Valuation Method					C				
										Total Appraised Parcel Value					804,900				
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				
										10-19-2020	SJT	10		20	Field Review				
										04-22-2014	SJD	9		01	Measure - No Entry				
										04-12-2013	VGS			20	Field Review				
										07-07-2011	KP		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	9,583 SF	27.41	1.00000	5	1.00	0080	1.503			1.0000		41.20	394,800		
Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value					394,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	720	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			428,860
Interior Floor 2			Net Other Adj		41,760
Heat Fuel	02	Oil	Replace Cost		470,620
Heat Type	05	Hot Water	Year Built		1984
AC Type	01	None	Effective Year Built		2008
Bedrooms	3		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnld		409,400
Sq Ft Fin Bsmt	620		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	720		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	48	21.00	1980	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	732	732	732	252.87	185,098
BSM	Basement	0	720	144	50.57	36,413
FGR	Garage	0	312	125	101.31	31,608
PTO	Patio	0	180	9	12.64	2,276
TQS	Three Quarter Story	681	908	681	189.65	172,201
WDK	Deck	0	51	5	24.79	1,264
Ttl Gross Liv / Lease Area		1,413	2,903	1,696		428,860

