

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
CHARLES DELILAH SUMNER LLC			0	Water	0	Two-Way	0	Average	Description	Code			Appraised	Assessed			
4 DUCK HILL RD			0	No Sewer	0	Paved	0	Average	RESIDNTL	0130	109,440	109,440					
DUXBURY MA 02332			SUPPLEMENTAL DATA				RES LAND	0130	132,300	132,300	VISION						
			Alt Prcl ID	Cyclical		30	RESIDNTL	0130	6,300	6,300							
			Scnd Hom	Exemption		COMMERC.	0310	194,560	194,560	VISION							
			Tax Class	W		COM LAND	0310	235,200	235,200								
			Tot Fin Are	District		COMMERC.	0310	11,200	11,200	VISION							
			Total Acres	Res Exem		Total			689,000				689,000				
			Chapter La	Assoc Pid#		Total			689,000	689,000	VISION						
			GIS ID	F_875949_2847622		Total			689,000	689,000							
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CHARLES DELILAH SUMNER LLC			45392	0022	04-01-2015	Q	I	371,500	00	Year	Code	Assessed	Year	Code	Assessed		
WALSH RESIDENTIAL PROPERTIES LLC			41708	0304	07-27-2012	U	I	10	1A	2023	0130	93,024	2022	0130	93,024		
WALSH JOHN A TT/RIVER ST REALTY TRUS			13884	0045	10-10-1995	U	I	145,000	1O		0130	138,600		0130	116,064		
MCGOWAN JAMES A TRUSTEE			12739	0070	03-18-1994	U	I	170,000	1L		0130	4,248		0130	4,248		
											0310	165,376		0310	165,376		
											0310	126,250		0310	147,712		
										Total	655,200	Total	592,600	Total	455,500		
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																	
Nbhd	Nbhd Name		B		Tracing		Batch										
1090																	
NOTES																	
PERIMETER - 277																	
EST ON SQFT OF A/C;BRN3 ATTCHED TO HOUSE																	
APPRaised VALUE SUMMARY																	
Appraised Bldg. Value (Card)										300,300							
Appraised Xf (B) Value (Bldg)										3,700							
Appraised Ob (B) Value (Bldg)										17,500							
Appraised Land Value (Bldg)										367,500							
Special Land Value										0							
Total Appraised Parcel Value										689,000							
Valuation Method										C							
Total Appraised Parcel Value										689,000							
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
2018-422	11-19-2018	MN	Maintenance	10,000		100		REPLACE 4 WINDOWS, 8' BAR				06-10-2015	SJD	9	1	06	Inspection Only
60	10-14-2005	MS	Miscellaneous	3,000	06-30-2006	100						05-19-2014	DG			02	Callback - No Entry
											04-12-2013	VGS			20	Field Review	
											07-22-1997	RWF		1	00	Measure & Listed	
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustment	Adj Unit Pric	Land Value	
1	0310	Pri Comm	NB	Primary	17,000	SF	21.62	1.00000	C	1.00	1090	1.000	CONVERTED USE CODE - O		0	21.62	367,500
Total Card Land Units					0.39	AC	Parcel Total Land Area: 0.39					Total Land Value					367,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	68	Res Typ Comm			
Model	94	Commercial			
Grade	03	Average			
Stories	1.75				
Occupancy	2.00				
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	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Use Type	4	Of/Md/Brnk/Gt			
Bldg Use	0310	Pri Comm			
Total Rooms	9				
Total Baths	3				
SF Finish Bsmt					
Lighting Class	03	Average			
Heat/AC	D	Class D			
Pct Heated	03	Average			
Baths/Plumbing	0				
Ceiling/Wall	02	Average			
Rooms/Prtns	06	Ceil & Walls			
Wall Height	02	Average			
Base Floor	8.00				
1st Floor Use	1.00				
			RCN		405,761
			Year Built		1850
			Effective Year Built		1995
			Depreciation Code		VG
			Remodel Rating		02
			Year Remodeled		
			Depreciation %		26
			Functional Obsol		
			External Obsol		
			Trend Factor		1.000
			Condition		
			Condition %		
			Percent Good		74
			Cns Sect Rcnld		300,300
			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	% Good	Grade	Grade Adj	Appr. Value
BRN3	Barn - 1 St w/Lo	L	480	52.00	2014	A	70	C	1.00	17,500
A/C	Air Conditioning	B	840	6.00	1984		74		0.00	3,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,406	1,406	1,406	169.42	238,205	
BSM	Basement	0	840	168	33.88	28,463	
FHS	Finished Half Story	156	311	156	84.98	26,430	
TQS	Three Quarter Story	630	840	630	127.07	106,735	
WDK	Deck	0	348	35	17.04	5,930	
Ttl Gross Liv / Lease Area		2,192	3,745	2,395		405,763	

