

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA | | | | | | | | |
|---|------------|-------------|-----------------------|-----------------------------------|--------------------------|---|--------------|---|--------------------------------|------------------------|--------------|---------------------|--------------|--------------|---------------------|--------------|--------------|---------------------|
| ANNIS AMY H ANNIS JEFFREY C 51 CEDAR ST DUXBURY MA 02332 | | | 0 Water 0 No Sewer | 0 Two-Way 0 Gravel 0 Medium | 0 Average 0 Average | Description RESIDNTL | Code 1020 | Appraised 347,700 | Assessed 347,700 | | | VISION | | | | | | |
| SUPPLEMENTAL DATA | | | | | | Total | | | | | | | | | | | | |
| Alt Prcl ID 082/170.0-0741-0102. Scnd Hom Tax Class T Tot Fin Are 1441 Total Acres 0 Chapter La GIS ID F_877397_2843411 | | | | | | Cyclical Exemption W District Res Exem Assoc Pid# | | | | Total 347,700 347,700 | | | | | | | | |
| RECORD OF OWNERSHIP | | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
| ANNIS AMY H GOVAN JOHN G | | | 18632 14693 | 0157 0191 | 06-23-2000 10-01-1996 | Q Q | I I | 140,000 95,000 | 00 00 | Year 2023 | Code 1020 | Assessed 325,200 | Year 2022 | Code 1020 | Assessed 257,300 | Year 2021 | Code 1020 | Assessed 270,200 |
| Total | | | | | | | | | | 325,200 | | Total | | 257,300 | | Total | | 270,200 |
| 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) | | | | 347,700 | | | | | |
| 0001 | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | 0 | | | | | |
| | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | 0 | | | | | |
| | | | | | | | | | Appraised Land Value (Bldg) | | | | 0 | | | | | |
| | | | | | | | | | Special Land Value | | | | 0 | | | | | |
| | | | | | | | | | Total Appraised Parcel Value | | | | 347,700 | | | | | |
| | | | | | | | | | Valuation Method | | | | C | | | | | |
| | | | | | | | | | Total Appraised Parcel Value | | | | 347,700 | | | | | |
| 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 | | | |
| | | | | | | | | | | 10-16-2020 | SJT | 10 | | 20 | Field Review | | | |
| | | | | | | | | | | 07-11-2013 | SJD | 3 | | 30 | Quality Control | | | |
| 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 | 1020 | Condo | | | 0.000 AC | 0.00 | 1.00000 | 0 | 1.00 | 0000 | 1.000 | | | | 0.0000 | 0 | 0 | |
| Total Card Land Units | | | | | 0.00 AC | Parcel Total Land Area | | | | | 0.00 | Total Land Value | | | | | 0 | |

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

| Element | Cd | Description | Element | Cd | Description |
|------------------|----|-------------|--------------------------------|--------------------|---------------|
| Style | 55 | Condominium | AMENITY 1 | | |
| Model | 05 | Res Condo | Amenity 2 | | |
| Grade | 06 | Good | Amenity 3 | | |
| Stories | 1 | | | | |
| Occupancy | | | CONDO DATA | | |
| Interior Wall 1 | 05 | Drywall | Parcel Id | 8022 | C 8022 |
| Interior Wall 2 | | | | | Own |
| Interior Floor 1 | 12 | Hardwood | | 21-33 Railroad Ave | B 1 S 1 |
| Interior Floor 2 | | | Adjust Type | Code | Description |
| Heat Fuel | 03 | Gas | Condo Flr | B2A1 | 2 Bedroom A1 |
| Heat Type | 05 | Hot Water | Condo Unit | 2A | 2A |
| AC Type | 03 | Central | COST / MARKET VALUATION | | |
| CNS Bedrooms | 2 | | | | 434,561 |
| Full Baths | 1 | | Net Other Adj | | 0 |
| Half Baths | 0 | | Replace Cost | | 434,565 |
| Extra Fixtures | 0 | | Year Built | | 1992 |
| Total Rooms | 4 | | Effective Year Built | | 2001 |
| Bath Style | 02 | Average | Depreciation Code | | A |
| Kitchen Style | 02 | Average | Remodel Rating | | |
| Kitchen Type | 4 | Full Eat-In | Year Remodeled | | |
| Kitchen Func | 4 | | Depreciation % | | 20 |
| Parking Class | 2 | Common | Functional Obsol | | |
| SF Basement | 0 | | External Obsol | | |
| Bsmt Garage | 0 | | Trend Factor | | 1.000 |
| Fireplaces | 0 | | Condition | | |
| Part Bedroom | 0 | | Condition % | | |
| FBM Quality | | | Percent Good | | 80 |
| SF Fin Bsmt | 0 | | Cns Sect Rcnd | | 347,700 |
| Extra Openings | 0 | | Dep % Ovr | | |
| Gas Fireplace | 0 | | Dep Ovr Comment | | |
| Parking | 2 | | Misc Imp Ovr | | |
| AMENITY 1 | | | Misc Imp Ovr Comment | | |
| Amenity 2 | | | Cost to Cure Ovr | | |
| | | | Cost to Cure Ovr Comment | | |

**FUS
(1,187 sf)**

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 |
|----------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| FUS | Finished Upper Story | 1,187 | 1,187 | 1,187 | 366.10 | 434,561 |
| Ttl Gross Liv / Lease Area | | 1,187 | 1,187 | 1,187 | | 434,561 |

