

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
BEACON BAY LLC PO BOX 972 DUXBURY MA 02331			0 Water	0 Two-Way	0 Average	Description RESIDNTL	Code 1020	Appraised 335,800	Assessed 335,800							
			0 No Sewer	0 Gravel	0 Average											
				0 Medium												
SUPPLEMENTAL DATA																
Alt Prcl ID 082/170.0-0741-0103.				Cyclical Exemption 5												
Scnd Hom				W												
Tax Class T				District												
Tot Fin Are 961				Res Exem												
Total Acres 0				Assoc Pid#												
Chapter La																
GIS ID F_877324_2843569						Total		335,800	335,800							
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BEACON BAY LLC			52934 308	06-19-2020	U	I	178,501	1S	Year	Code	Assessed	Year	Code	Assessed		
BANK OF NEW YORK MELLON TRUSTEE			52451 176	03-10-2020	U	I	213,750	1L	2023	1020	314,100	2022	1020	248,500		
MCDONOUGH ANNE-MARIE			34070 0133	02-02-2007	Q	I	279,000	00				2021	1020	248,500		
LEIGHTON JENNIFER			33133 0109	08-02-2006	Q	I	245,000	00								
MILLBROOK SQUARE LLC			15816 0276	01-20-1998	U	I	100	1F								
			Total						Total	314,100	Total	248,500	Total	248,500		
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								
0001																
NOTES																
UNIT 102 PLAN BOOK 40 PAGE 272																
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		
									06-15-2021	SJD	9		12	Property Est. - No Access		
									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					Owne
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	B2	2 Bedroom
Heat Type	05	Hot Water	Condo Unit	2A	2A
AC Type	03	Central			Factor%
CNS Bedrooms	2				105
Full Baths	1				100
Half Baths	0		COST / MARKET VALUATION		
Extra Fixtures	0				399,695
Total Rooms	4		Net Other Adj		0
Bath Style	02	Average	Replace Cost		399,705
Kitchen Style	02	Average	Year Built		1996
Kitchen Type	3	One Person	Effective Year Built		2005
Kitchen Func	2		Depreciation Code		A
Parking Class	2	Common	Remodel Rating		
SF Basement	0		Year Remodeled		
Bsmt Garage	0		Depreciation %		16
Fireplaces	0		Functional Obsol		
Part Bedroom	0		External Obsol		
FBM Quality			Trend Factor		1.000
SF Fin Bsmt	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplace	0		Percent Good		84
Parking	2		Cns Sect Rcnld		335,800
AMENITY 1			Dep % Ovr		
Amenity 2			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

UAT
(331 sf)

FUS
(961 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	961	961	961	395.35	379,928	
UAT	Unfinished Attic	0	331	50	59.72	19,767	
Ttl Gross Liv / Lease Area		961	1,292	1,011		399,695	

