

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
BEACON BAY LLC			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed			VISION				
10 HAWKINS PL			0 No Sewer	0 Gravel	0 Average	RESIDNTL	1020	442,000	442,000							
DUXBURY MA 02332		SUPPLEMENTAL DATA														
Alt Prcl ID 082/170.0-0741-0103.		Cyclical 5														
Scnd Hom LEASED		Exemption W														
Tax Class T		District														
Tot Fin Are 1411		Res Exem														
Total Acres 0		Assoc Pid#														
Chapter La																
GIS ID F_877324_2843569																
							Total		442,000	442,000						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BEACON BAY LLC		45283 0341	03-03-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
COOPER JOSEPH		44506 0260	07-08-2014	Q	I	275,000	00	2023	1020	413,900	2022	1020	325,300			
PANNELL JOHN		44267 0093	04-29-2014	U	I	250,000	1				2021	1020	325,300			
BOYD BONNIE & LEIGHTON JENNIFER TR		31857 0177	12-06-2005	U	I	1	1F									
BOYD BONNIE		31777 0004	11-23-2005	U	I	1	1F									
									Total	413,900	Total	325,300	Total	325,300		
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 103 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		
									05-17-2016	SJD	9		01	Measure - No Entry		
									07-11-2013	SJD			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			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8022	C   8022
Interior Wall 2					Owne
Interior Floor 1	14	Carpet		21-33 Railroad Ave	B   1   S   1
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	03	Gas	Condo Flr	B3	3 Bedroom
Heat Type	05	Hot Water	Condo Unit	2A	2A
AC Type	03	Central			Factor%
CNS Bedrooms	3				104
Full Baths	2		<b>COST / MARKET VALUATION</b>		
Half Baths	0				489,618
Extra Fixtures	0		Net Other Adj		7,000
Total Rooms	5		Replace Cost		496,631
Bath Style	02	Average	Year Built		1996
Kitchen Style	02	Average	Effective Year Built		2010
Kitchen Type	3	One Person	Depreciation Code		VG
Kitchen Func	4		Remodel Rating		
Parking Class	2	Common	Year Remodeled		
SF Basement	0		Depreciation %		11
Bsmt Garage	0		Functional Obsol		
Fireplaces	0		External Obsol		
Part Bedroom	0		Trend Factor		1.000
FBM Quality			Condition		
SF Fin Bsmt	0		Condition %		
Extra Openings	0		Percent Good		89
Gas Fireplace	0		Cns Sect Rcnld		442,000
Parking	2		Dep % Ovr		
AMENITY 1			Dep Ovr Comment		
Amenity 2			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

UAT  
(508 sf)

FUS  
(1,411 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	1,411	1,411	1,411	329.27	464,594	
UAT	Unfinished Attic	0	508	76	49.26	25,024	
Ttl Gross Liv / Lease Area		1,411	1,919	1,487		489,618	

