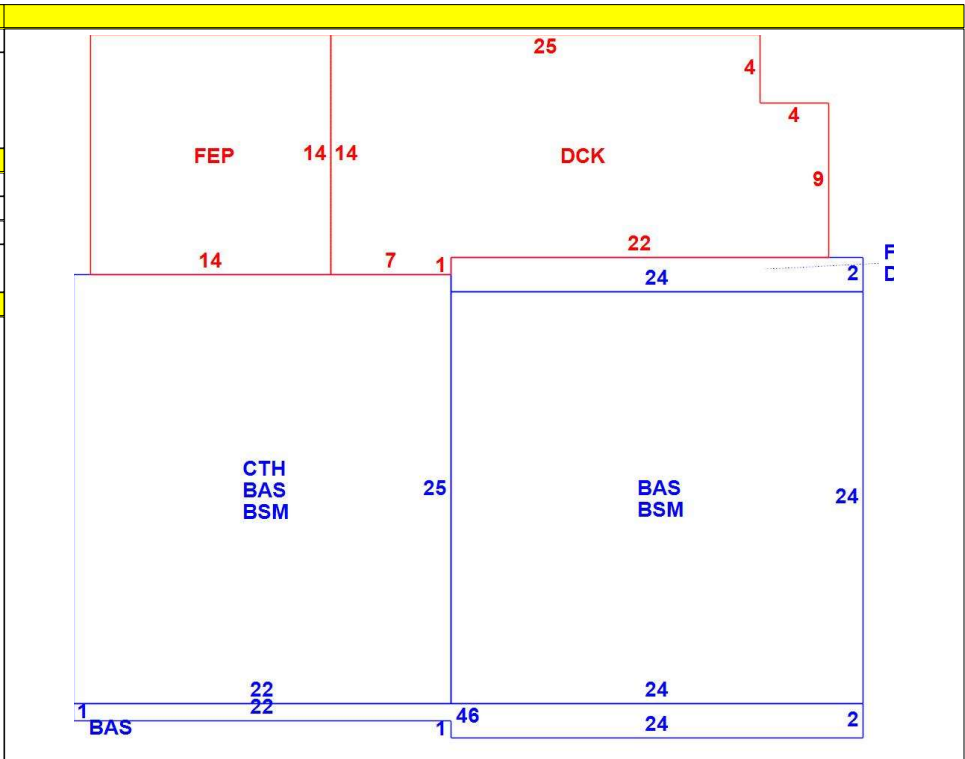


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
THERIAULT SEAN P				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed					
THERIAULT LUCY J				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	184,700	184,700					
43 DUCK HILL RD						0	Medium			RES LAND	1010	535,300	535,300					
SUPPLEMENTAL DATA										RESIDNTL	1010	34,900	34,900					
DUXBURY MA 02332		Alt Prcl ID		Cyclical		5				Total		754,900	754,900					
		Scnd Home		Exemption														
		Tax Class T		W														
		Tot Fin Area 1244		District														
		Total Acres .924		Res Exem														
		Chapter Lan																
		GIS ID F_876695_2846957		Assoc Pid#														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
THERIAULT SEAN P				52058	261	12-06-2019		Q	I	585,000		00	Year	Code	Assessed	Year	Code	Assessed
ADAMS JASON D				28940	270	08-26-2004		Q	I	510,000		00	2023	1010	162,400	2022	1010	147,600
MACDONALD JEAN				12811	89	04-15-1994		Q	I	238,900		00		1010	523,000		1010	441,300
POTAPCHUK JOHN R &				6232	258	08-02-1985		Q	I	178,500		00		1010	19,900		1010	19,900
Total												705,300	Total		608,800	Total		554,100
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)				184,700				
0070										Appraised Xf (B) Value (Bldg)				0				
												Appraised Ob (B) Value (Bldg)				34,900		
												Appraised Land Value (Bldg)				535,300		
												Special Land Value				0		
												Total Appraised Parcel Value				754,900		
												Valuation Method				C		
												Total Appraised Parcel Value				754,900		
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			
										05-14-2020	SJD	9		20	Field Review			
										04-12-2013	VGS			20	Field Review			
										05-17-2005	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	40,000	SF 8.75	1.00000	5	1.00	0070	1.389			V110	1.1000	13.37	534,800	
1	1010	Single Family	RC	Residual	0.006	AC 35,000.00	1.69491	5	1.00	0070	1.389				1.0000	1.95	500	
Total Card Land Units					0.92	AC	Parcel Total Land Area				0.92	Total Land Value				535,300		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1126	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	05	Average	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			206,644
Interior Floor 2			Net Other Adj		27,100
Heat Fuel	02	Oil	Replace Cost		233,744
Heat Type	04	Forced Air-Duc	Year Built		1978
AC Type	01	None	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		184,700
Sq Ft Fin Bsmt	500		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1126		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
SPL1	Ing Pool - Ave	L	648	64.00	1980	A	70	C	1.00	29,000
SHD1	Shed	L	80	21.00	1983	A	70	C	1.00	1,200
PTO	Patio	L	452	15.00	1983	A	70	C	1.00	4,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,196	1,196	1,196	122.71	146,761
BSM	Basement	0	1,126	225	24.52	27,610
CTH	Cathedral Ceiling	0	550	55	12.27	6,749
DCK	Deck	0	416	42	12.39	5,154
FEP	Finished Enclosed Porch	0	196	118	73.88	14,480
FUS	Finished Upper Story	48	48	48	122.71	5,890
Ttl Gross Liv / Lease Area		1,244	3,532	1,684		206,644

