

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>				
ALDEN KINDRED OF AMERICA INC  PO BOX 2754  DUXBURY MA 02331		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	RESIDNTL 1090 209,000 RES LAND 1090 486,300						
		0	No Sewer	0	Paved	0	Average	Total		695,300	695,300							
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home LEASED Tax Class T Tot Fin Area 2014 Total Acres .918 Chapter Lan GIS ID F_877511_2842892		Cyclical 50 Exemption W District Res Exem Assoc Pid#												
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
ALDEN KINDRED OF AMERICA INC GIBSON EDWARD I TT GIBSON EDWARD I JR GIBSON EDWARD I JR GIBSON BETTY BARCO		46215	0062	10-29-2015	U	I	600,000	1T	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		22692	0286	08-23-2002	U	I	100	1F	2023	0109	160,600	2022	0109	132,400	2021	0109	135,100	
		17679	0346	07-20-1999	U	I	100	1A		0109	475,000		0109	400,800		0109	362,500	
		14872	0115	12-26-1996	U	I	100	1F		956R	73,800		956R	65,400		956R	59,200	
		14872	0111	12-26-1996	U	I	100	1F	Total		709,400	Total		598,600	Total		556,800	
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)				209,000
0070												Appraised Xf (B) Value (Bldg)				0		
										Appraised Ob (B) Value (Bldg)				0				
										Appraised Land Value (Bldg)				486,300				
										Special Land Value				0				
										Total Appraised Parcel Value				695,300				
										Valuation Method				C				
										Total Appraised Parcel Value				695,300				
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		
QPO-21-31 108 300	12-03-2021 08-23-2012 08-23-2006	MN MN MS	Maintenance Miscellaneous	11,000 3,900 3,300		100 100 100	12-03-2021	WEATHERIZATION WOOD SIDING 8X12 DECK			03-07-2016 04-12-2013 05-31-2008	SJD VGS BSB	9  1	6  00	00 20 00	Measure & Listed Field Review 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	1090	Multi Houses	RC	Primary	40,016 SF	8.75	1.00000	5	1.00	0070	1.389				1.0000		12.15	486,300
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value					486,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	594	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	2				
Full Baths	1				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	5				
Bath Style	01	Old Style			
Kitchen Style	01	Old Style			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	594				

CONDO DATA			
Parcel Id		C	Own
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
	187,578
Net Other Adj	7,480
Replace Cost	195,057
Year Built	1914
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	33
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	67
Cns Sect Rcnld	130,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS	4
12	
TQS	
BAS	
BSM	
	27
22	
BAS	4
7	
FOP	4
7	

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	
BAS	First Floor	670	670	670	151.39	101,434	
BSM	Basement	0	594	119	30.33	18,016	
FOP	Open Porch	0	28	4	21.63	606	
TQS	Three Quarter Story	446	594	446	113.67	67,522	
Ttl Gross Liv / Lease Area		1,116	1,886	1,239		187,578	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA						
ALDEN KINDRED OF AMERICA INC		0	Water	0	Feeder	0	Average	Description	Code			Appraised	Assessed			
PO BOX 2754		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	209,000	209,000					
DUXBURY MA 02331		<b>SUPPLEMENTAL DATA</b>					0	Medium	RES LAND	1090	486,300	486,300				
Alt Prcl ID		Cyclical 50														
Scnd Home LEASED		Exemption														
Tax Class T		W														
Tot Fin Area 2014		District														
Total Acres .918		Res Exem														
Chapter Lan																
GIS ID F_877511_2842892		Assoc Pid#														
									Total	695,300	695,300					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ALDEN KINDRED OF AMERICA INC		46215 0062	10-29-2015	U	I	600,000	1T	Year	Code	Assessed	Year	Code	Assessed			
GIBSON EDWARD I TT		22692 0286	08-23-2002	U	I	100	1F	2023	0109	160,600	2022	0109	132,400			
GIBSON EDWARD I JR		17679 0346	07-20-1999	U	I	100	1A		0109	475,000		0109	400,800			
GIBSON EDWARD I JR		14872 0115	12-26-1996	U	I	100	1F		956R	73,800		956R	65,400			
GIBSON BETTY BARCO		14872 0111	12-26-1996	U	I	100	1F					956R	59,200			
									Total	709,400	Total	598,600	Total	556,800		
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								
0070																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments								
VISIT / CHANGE HISTORY																
Date	Id	Type	Is	Cd	Purpose/Result											
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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0070	1.389		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.92	Total Land Value				0

**VISION**

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	01	Low Cost	Unfin Area	0.00	N/A
Stories	1.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	09	Pine/Soft Wood			103,709
Interior Floor 2			Net Other Adj		3,500
Heat Fuel	03	Gas	Replace Cost		107,208
Heat Type	04	Forced Air-Duc	Year Built		1975
AC Type	01	None	Effective Year Built		1994
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	3		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		78,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	500	500	500	136.46	68,229	
FHS	Finished Half Story	250	500	250	68.23	34,115	
WDK	Deck	0	96	10	14.21	1,365	
Ttl Gross Liv / Lease Area		750	1,096	760		103,709	

