

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
526 WASHINGTON ST LLC				0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
				0	Septic	0	Paved	0	Average	RESIDNTL	1010		2,181,700	2,181,700
						0	Medium	0	Bay Ft	RES LAND	1010		2,464,700	2,464,700
526 WASHINGTON ST				<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	158,300	158,300			
DUXBURY	MA	02332		Alt Prcl ID	NEW FY 2025	Cyclical	8							
				Scnd Home		Exemption								
				Tax Class	T	W								
				Tot Fin Area	5965	District								
				Total Acres	8.518	Res Exem								
				Chapter Lan		Assoc Pid#								
				GIS ID	F_880367_2841072									
										Total	4,804,700	4,804,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
526 WASHINGTON ST LLC	57237	23	09-15-2022	U	I	4,500,000	1V	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
OLIVER R SCOTT	44795	0126	09-30-2014	U	I	1,905,000	1	2023	1010	1,623,900	2022	1010	1,337,600	2021	1010	1,218,500
COOK JONATHAN H & AIGLER DIANE	13036	0205	07-22-1994	U	I	795,000	1		1010	2,499,100		1010	1,713,300		1010	1,450,200
									1010	104,000		1010	104,000		1010	104,000
										Total	4,227,000	Total	3,154,900	Total		2,772,700

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											
0090					Appraised Bldg. Value (Card)	2,181,700									
					Appraised Xf (B) Value (Bldg)	0									
					Appraised Ob (B) Value (Bldg)	158,300									
					Appraised Land Value (Bldg)	2,464,700									

NOTES										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
QPO-23-98	04-27-2023	MN	Maintenance	45,000	07-26-2023	100	04-27-2023	REPLACE CLAPBOARD SIDING	06-21-2023	SJD	9	1	00	Measure & Listed		
BPO-23-68	03-21-2023	AD	Addition	464,000		0		PLAN BB-12= 703 SF PRIMARY	05-10-2023	SJD	9	9	12	Property Est. - No Access		
BPO-22-442	11-04-2022	MN	Maintenance	19,000		100		Interior finish updates	06-03-2016	JLF	5		01	Measure - No Entry		
2015-99	04-27-2015	NC	New Construct	60,000	06-03-2016	100		25' X 45' INGROUND, HEATED,	08-06-2015	JLF			01	Measure - No Entry		
2014-371	12-03-2014	AD	Addition	390,000	06-03-2016	100		ADDITION 430' AND ATTACHED	04-12-2013	VGS			20	Field Review		
2014-349	11-13-2014	DM	Demolish	10,000	06-03-2016	100		DEMO 22' X 40' SUNROOM, A C	10-01-2012	KP	6		30	Quality Control		
139	10-27-2006	MS	Miscellaneous	12,000		100		ROOF	05-02-2003	KP		1	00	Measure & Listed		
										Total Appraised Parcel Value	4,804,700					

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	0090	3.661	W/180-171-000 W.FRONT/VE	V175	1.7500	56.06	2,242,500
1	1010	Single Family	RC	Residual	3.800	AC	35,000.00	0.39915	5	1.00	0090	3.661			1.0000	1.17	194,400
1	1010	Single Family	RC	Undevelop	3.800	AC	2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	27,800
					Total Card Land Units	8.52	AC	Parcel Total Land Area					8.52	Total Land Value			2,464,700



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
526 WASHINGTON ST LLC			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed								
			0 Septic	0 Paved	0 Average	RESIDNTL	1010	2,181,700	2,181,700								
				0 Medium	0 Bay Ft	RES LAND	1010	2,464,700	2,464,700								
526 WASHINGTON ST		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	158,300	158,300								
DUXBURY MA 02332		Alt Prcl ID	Scnd Home NEW FY 2025	Cyclical Exemption W	8												
		Tax Class T	Tot Fin Area 5965	District													
		Total Acres 8.518	Chapter Lan	Res Exem													
		GIS ID F_880367_2841072	Assoc Pid#														
						Total		4,804,700	4,804,700								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
								Year	Code	Assessed	Year	Code	Assessed				
								2023	1010	1,623,900	2022	1010	1,337,600				
									1010	2,499,100		1010	1,713,300				
									1010	104,000		1010	104,000				
								Total		4,227,000	Total		3,154,900				
								Total			Total		2,772,700				
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															
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0090																	
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		
Total Card Land Units					Parcel Total Land Area					Total Land Value							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	06	Conventional				Bsmt Area	2371				
Model	01	Residential				Bsmt Type	03				
Grade	13	Prime++				Unfin Area	0.00	Partial			
Stories	2.6					<b>CONDO DATA</b>					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	11	Clapboard						B		S	
Exterior Wall 2						Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				<b>COST / MARKET VALUATION</b>					
Interior Wall 2						Net Other Adj		164,588			
Interior Floor 1	12	Hardwood				Replace Cost					
Interior Floor 2						Year Built					
Heat Fuel	02	Oil				Effective Year Built					
Heat Type	05	Hot Water				Depreciation Code					
AC Type	03	Central				Remodel Rating					
Bedrooms	4					Year Remodeled					
Full Baths	3					Depreciation %					
Half Baths	2					Functional Obsol					
Extra Fixtures	3					External Obsol					
Total Rooms	12					Trend Factor					
Bath Style	03	Modern				Condition					
Kitchen Style	03	Modern				Condition %					
Extra Kitchens	0					Percent Good					
Fireplaces	3					Cns Sect Rcnd					
Extra Openings	1					Dep % Ovr					
Gas Fireplaces	0					Dep Ovr Comment					
Sq Ft Fin Bsmt	1182					Misc Imp Ovr					
FBM Quality	04	Above Average				Misc Imp Ovr Comment					
Foundation	03	Stone				Cost to Cure Ovr					
Bsmt Garage	0					Cost to Cure Ovr Comment					
Bsmt Area	2371										
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
UUS	Unfinished Upper Story	0	1,214	607	160.06	194,317					
Ttl Gross Liv / Lease Area											