

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
LORING ROBERT WYATT & ELIZABE ROBERT WYATT LORING TRUST PO BOX 123 DUXBURY MA 02331		0	Water	0	Two-Way	0	Good	Description	Code		Appraised	Assessed
		0	Septic	0	Paved	0	Good	RESIDNTL	1010		1,005,100	1,005,100
		SUPPLEMENTAL DATA		0		Medium			RES LAND		1010	2,676,800
		Alt Prcl ID		Cyclical		8		RESIDNTL	1010	108,800	108,800	
		Scnd Home		Exemption								
		Tax Class T		W								
		Tot Fin Area 5231		District								
		Total Acres 1.558		Res Exem								
		Chapter Lan										
		GIS ID F_880957_2843631		Assoc Pid#								
								Total		3,790,700	3,790,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LORING ROBERT WYATT & ELIZABETH		49440 0319	01-26-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
LORING ROBERT W		7315 0129	12-04-1986	Q	I	675,000	00	2023	1010	997,900	2022	1010	887,400
									1010	2,335,000		1010	1,588,700
									1010	73,400		1010	73,400
								Total		3,406,300	Total		2,549,500
											Total		2,355,100

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				
0090					Appraised Bldg. Value (Card)			1,005,100
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			108,800
					Appraised Land Value (Bldg)			2,676,800
					Special Land Value			0
					Total Appraised Parcel Value			3,790,700
					Valuation Method			C
					Total Appraised Parcel Value			3,790,700

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-23-15	06-26-2023	MN	Maintenance	10,000		100		Replace 5 windows.	10-05-2021	SJT	5		01	Measure - No Entry
QPO-22-23	10-05-2022	MN	Maintenance	3,000		100	10-05-2022	REPLACE 1 WINDOW	04-27-2018	JLF	5	1	00	Measure & Listed
BPO-21-232	06-01-2021	AD	Addition	47,600		100	03-10-2022	Construct a 11'2" X 10' addition t	04-12-2013	VGS			20	Field Review
2017-127	05-03-2017	AD	Addition	75,000	04-27-2018	100		CONSTRUCT A 120' ADDITION,	05-31-2008	BSB		1	00	Measure & Listed
2014-107	06-20-2014	MN	Maintenance	8,757		100		STRIP & REROOF						
152	12-21-2007	MN	Maintenance	16,000		100		RE-ROOF 15 SQUARES						
19990175	05-05-1999	AD	Addition	100,000		100		26X28 2 STY ADD/DRMR						

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	LONG VIEW + TRAFFIC	V225,E90	2.0250	64.87	2,594,800
1	1010	Single Family	RC	Residual	0.640	AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	82,000	
Total Card Land Units					1.56	AC	Parcel Total Land Area					1.56	Total Land Value			2,676,800	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	2569	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			1,161,271
Interior Floor 2			Net Other Adj		64,400
Heat Fuel	03	Gas	Replace Cost		1,225,671
Heat Type	05	Hot Water	Year Built		1828
AC Type	01	None	Effective Year Built		2003
Bedrooms	5		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	4		Depreciation %		18
Total Rooms	12		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	4		Condition %		
Extra Openings	4		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		1,005,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2569		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
FGR1	Garage - 1 Sto	L	1,303	52.00	1985	A	70	C	1.00	47,400
SHD1	Shed	L	192	21.00	1985	A	70	C	1.00	2,800
TEN	Tennis Court	L	1	48500.00	1985	A	70	C	1.00	34,000
PTO	Patio	L	576	15.00	2000	A	70	C	1.00	6,000
GNR	GENERATOR	L	1	12400.00	2017	E	100	B	1.50	18,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,071	3,071	3,071	194.36	596,864
BSM	Basement	0	2,677	535	38.84	103,980
FHS	Finished Half Story	146	292	146	97.18	28,376
FOP	Open Porch	0	229	34	28.86	6,608
FUS	Finished Upper Story	2,189	2,189	2,189	194.36	425,443
Ttl Gross Liv / Lease Area		5,406	8,458	5,975		1,161,271

