

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
TORRES DANIEL J TOUJOUSE KAREN M 4 CEDAR ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed					
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	860,000	860,000					
		SUPPLEMENTAL DATA		RES LAND		RESIDNTL		1010	1,318,600	1,318,600						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3479 Total Acres 1.208 Chapter Lan GIS ID F_880133_2843966		Cyclical Exemption W District Res Exem		8		Total		2,202,300	2,202,300							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
TORRES DANIEL J		37813	0088	10-15-2009		Q	I	938,000		00	Year	Code	Assessed	Year	Code	Assessed
											2023	1010	653,700	2022	1010	597,900
												1010	1,150,200		1010	782,600
												1010	15,700		1010	15,700
		Total									Total	1,819,600	Total	1,396,200	Total	1,180,300
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								
0090																
NOTES																
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	
										04-12-2013	VGS			20	Field Review	
										07-15-2010	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	0090	3.661			1.0000	32.04	1,281,400
1	1010	Single Family	RC	Residual	0.290 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	37,200
Total Card Land Units					1.21 AC	Parcel Total Land Area					1.21	Total Land Value				1,318,600

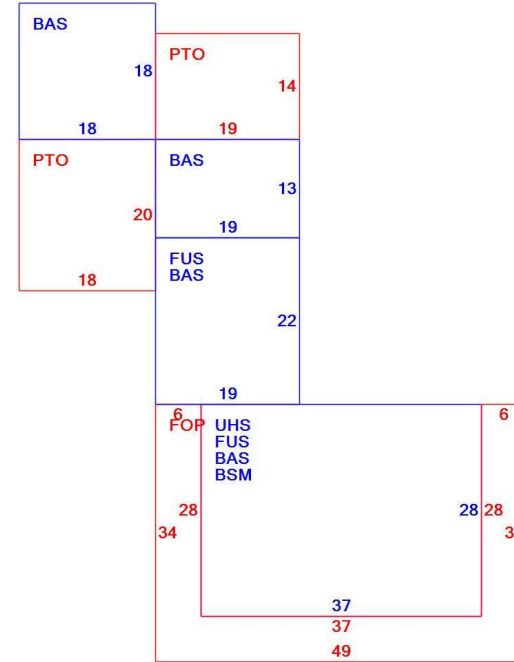
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1036	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	518.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior 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			999,581
Interior Floor 2			Net Other Adj		49,210
Heat Fuel	02	Oil	Replace Cost		1,048,791
Heat Type	05	Hot Water	Year Built		1840
AC Type	01	None	Effective Year Built		2003
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		18
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	3		Condition %		
Extra Openings	4		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		860,000
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	1036		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	NV	0	C	1.00	0
BTH	Cabana	L	320	106.00	1980	A	70	C	1.00	23,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,025	2,025	2,025	245.54	497,212
BSM	Basement	0	1,036	207	49.06	50,826
FOP	Open Porch	0	630	95	37.03	23,326
FUS	Finished Upper Story	1,454	1,454	1,454	245.54	357,011
PTO	Patio	0	626	31	12.16	7,612
UHS	Unfinished Half Story	0	1,036	259	61.38	63,594
Ttl Gross Liv / Lease Area		3,479	6,807	4,071		999,581



4 CEDAR ST

