

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
DONAHUE SARAH C  PO BOX 335  DUXBURY MA 02331			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
			0 Septic	0 Paved	0 Average	RESIDNTL	1010	422,100	422,100	
		<b>SUPPLEMENTAL DATA</b>			0 Medium		RES LAND	1010	1,174,200	
		Alt Prcl ID	Cyclical Exemption W		8	RESIDNTL	1010	50,200	33,400	
		Scnd Home	District Res Exem			Total		1,646,500	1,629,700	
		Tax Class T	Assoc Pid#							
		Tot Fin Area 3037								
		Total Acres .56								
		Chapter Lan								
		GIS ID F_880965_2844159								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DONAHUE SARAH C		12988 0320	06-30-1994	Q	I	365,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	419,100	2022	1010	377,900
									1010	1,023,200		1010	700,000
									1010	25,600		1010	25,600
								Total		1,467,900	Total		1,103,500
								Total			Total		963,700

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						
									Appraised Bldg. Value (Card) 422,100						
Total			0.00							Appraised Xf (B) Value (Bldg) 0					
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 50,200							
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Land Value (Bldg) 1,174,200						
0090									Special Land Value 0						
NOTES								Total Appraised Parcel Value 1,646,500							
								Valuation Method C							
								Total Appraised Parcel Value 1,646,500							

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-23-25	08-21-2023	MN	Maintenance	5,000		100		INSULATION	10-16-2015	JLF	10	1	00	Measure & Listed
BPO-23-158	05-16-2023	SP	Solar Panels	23,000		100	06-30-2023	16 SOLAR PANELS	04-12-2013	VGS			20	Field Review
QPO-23-11	05-03-2023	MN	Maintenance	12,500		100	05-03-2023	INSPECT DECKING-REPLACE I	07-29-2000	KP		1	00	Measure & Listed
19990389	08-25-1999	RM	Remodel	10,000		100		REMDL KIT FRAME WALL						

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	24,394 SF	13.15	1.00000	5	1.00	0090	3.661		1.0000	48.13	1,174,200
Total Card Land Units					0.56 AC	Parcel Total Land Area					0.56	Total Land Value 1,174,200			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	970	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	09	Pine/Soft Wood			593,119
Interior Floor 2			Net Other Adj		36,830
Heat Fuel	02	Oil	Replace Cost		629,951
Heat Type	05	Hot Water	Year Built		1830
AC Type	01	None	Effective Year Built		1988
Bedrooms	5		Depreciation Code		A
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		33
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	2		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnd		422,100
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	970		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	884	52.00	1980	A	70	C	1.00	32,200
SHD1	Shed	L	80	21.00	1980	A	70	C	1.00	1,200
SLR	Solar Panels	L	16	1050.00	2023	A	70	C	1.00	16,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,775	1,775	1,775	180.83	320,972
BSM	Basement	0	970	194	36.17	35,081
DCK	Deck	0	211	21	18.00	3,797
FUS	Finished Upper Story	304	304	304	180.83	54,972
PTO	Patio	0	536	27	9.11	4,882
TQS	Three Quarter Story	959	1,279	959	135.59	173,415
Ttl Gross Liv / Lease Area		3,038	5,075	3,280		593,119

