

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
GUITART FERNANDO ANTONIO			0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
GUITART JAYNE WADSWORTH			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		856,400	856,400
14 POWDER POINT AVE			SUPPLEMENTAL DATA			0	Medium		RES LAND	1010		1,501,100	1,501,100
DUXBURY MA 02332			Alt Prcl ID			Cyclical 8			RESIDNTL	1010	800	800	
			Scnd Home			Exemption							
			Tax Class T			W							
			Tot Fin Area 3453			District HISTORIC ATM 2021							
			Total Acres .31			Res Exem							
			Chapter Lan										
			GIS ID F_881282_2843903			Assoc Pid#							
										Total	2,358,300	2,358,300	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
GUITART FERNANDO ANTONIO			LCC 115817	03-21-2011	Q	I	1,315,000	00	Year	Code	Assessed	Year	Code	Assessed	
LEWIS DAVID J			LCC 111256	10-31-2007	Q	I	1,550,000	00	2023	1010	850,500	2022	1010	767,000	
COHAGAN DEAN W			LCC 98510	12-08-2000	Q	I	875,000	00		1010	1,380,300		1010	1,090,400	
LOWRY DAVID R			LCC 91657	07-01-1997	Q	I	540,000	00		1010	500		1010	500	
POLER CRAIG W			LCC 88468	08-25-1995	U	I	1	1F							
										Total	2,231,300	Total	1,857,900	Total	1,649,400

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			
			Total				0.00					
				ASSESSING NEIGHBORHOOD				Appraised Bldg. Value (Card) 856,400				
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Xf (B) Value (Bldg) 0				
0130							Appraised Ob (B) Value (Bldg) 800					
NOTES								Appraised Land Value (Bldg) 1,501,100				
								Special Land Value 0				
								Total Appraised Parcel Value 2,358,300				
								Valuation Method C				
								Total Appraised Parcel Value 2,358,300				

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
BPO-22-216	05-23-2022	MN	Maintenance	40,000		100	05-23-2022	PARTIAL ROOF REPLACEMEN	07-11-2016	JLF	10	1	00	Measure & Listed
174	10-06-2011	MN	Maintenance	2,000		100		REPLACE SIDING	04-12-2013	VGS			20	Field Review
33	05-08-2008	MN	Maintenance	20,000		100		RE-ROOF 22 SQUARES	10-01-2012	KP	6		30	Quality Control
475	11-05-2002	AD	Addition	68,000	03-06-2004	100		CONT CONSTR 2 STORY	03-06-2004	KP		1	00	Measure & Listed
462	10-24-2002	AD	Addition	7,800	03-06-2004	100		10X13 2ND STY ADD						
357	08-22-2002	RM	Remodel	40,000	05-03-2003	100		KITCHEN/FAM ROOM						
10634	10-29-1987	RM	Remodel	45,000	05-14-1996	100								

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	13,504	SF 20.88	1.00000	5	1.00	0130	4.259		V125	1.2500	111.16	1,501,100
Total Card Land Units					0.31	AC	Parcel Total Land Area					0.31	Total Land Value			1,501,100

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

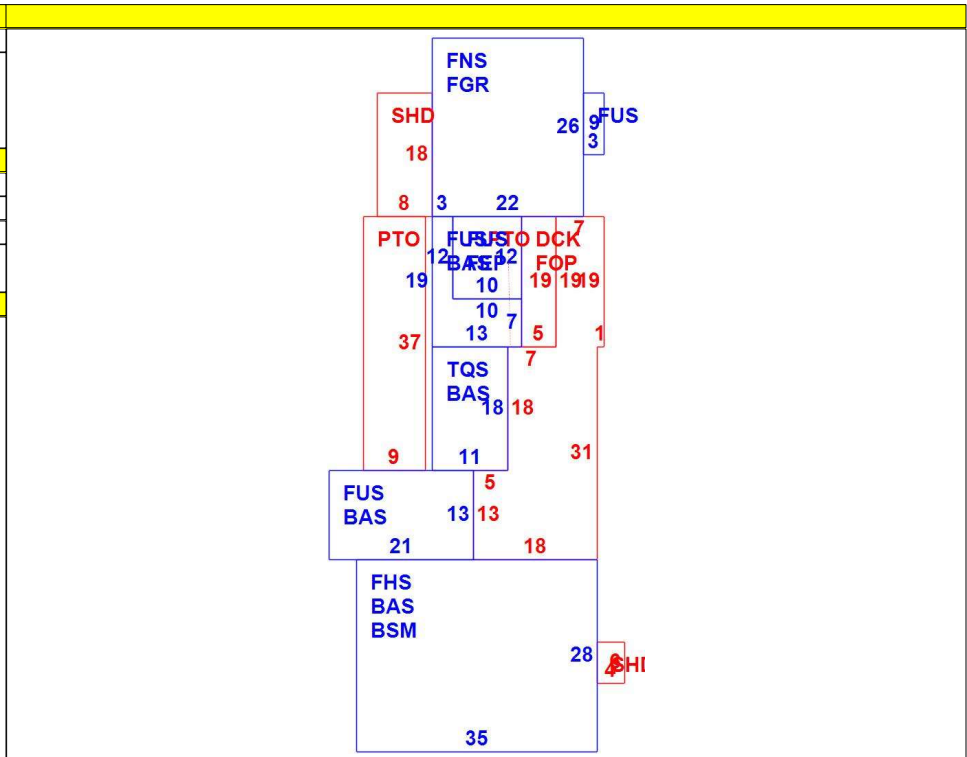
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	980	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	1.65				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood	Net Other Adj		925,077
Interior Floor 2	14	Carpet	Replace Cost		59,280
Heat Fuel	03	Gas	Year Built		1807
Heat Type	05	Hot Water	Effective Year Built		2008
AC Type	03	Central	Depreciation Code		R
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	1		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	1		Condition %		
Fireplaces	2		Percent Good		87
Extra Openings	1		Cns Sect Rcnd		856,400
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	03	Stone	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	980		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
SHD1	Shed	L	56	21.00	1980	A	70	C	1.00	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,578	1,578	1,578	236.84	373,726
BSM	Basement	0	980	196	47.37	46,420
DCK	Deck	0	95	10	24.93	2,368
FEP	Finished Enclosed Porch	0	120	72	142.10	17,052
FGR	Garage	0	572	229	94.82	54,235
FHS	Finished Half Story	490	980	490	118.42	116,049
FNS	Finished 90% Story	515	572	515	213.23	121,970
FOP	Open Porch	0	95	14	34.90	3,316
FUS	Finished Upper Story	547	547	547	236.84	129,549
PTO	Patio	0	934	47	11.92	11,131
Ttl Gross Liv / Lease Area		3,279	6,839	3,906		925,077



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14 POWDER POINT AVE				0 Medium		RES LAND	1010	1,501,100	1,501,100						
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	800	800						
Alt Prcl ID		Cyclical		8											
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Tax Class T		W		DISTRICT		HISTORIC ATM 2021									
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								Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	850,500	2022	1010	767,000		
									1010	1,380,300		1010	1,090,400		
									1010	500		1010	500		
						Total		2,231,300	Total	1,857,900	Total	1,649,400			
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AC Type	03	Central			Remodel Rating					
Bedrooms	4				Year Remodeled					
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BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
SHD	Attached Shed	0	168	59	83.17	13,973				
TQS	Three Quarter Story	149	198	149	178.22	35,288				
Ttl Gross Liv / Lease Area										