

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
FLANAGAN PAUL TT 75%			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
MORENO EVELYN V TT 25%			0 No Sewer	0 Paved	0 Average	RESIDNTL	1040	660,300	660,300	
SAMET & COMPANY PC 1330 BOYLSTON ST CHESTNUT HIL MA 02467		<b>SUPPLEMENTAL DATA</b>			0 Medium	RES LAND	1040	1,687,500	1,687,500	
Alt Prcl ID		Cyclical 8								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 5208		District HISTORIC ATM 2023								
Total Acres .53		Res Exem								
Chapter Lan										
GIS ID F_881537_2843916		Assoc Pid#								
						Total	2,398,700	2,398,700		

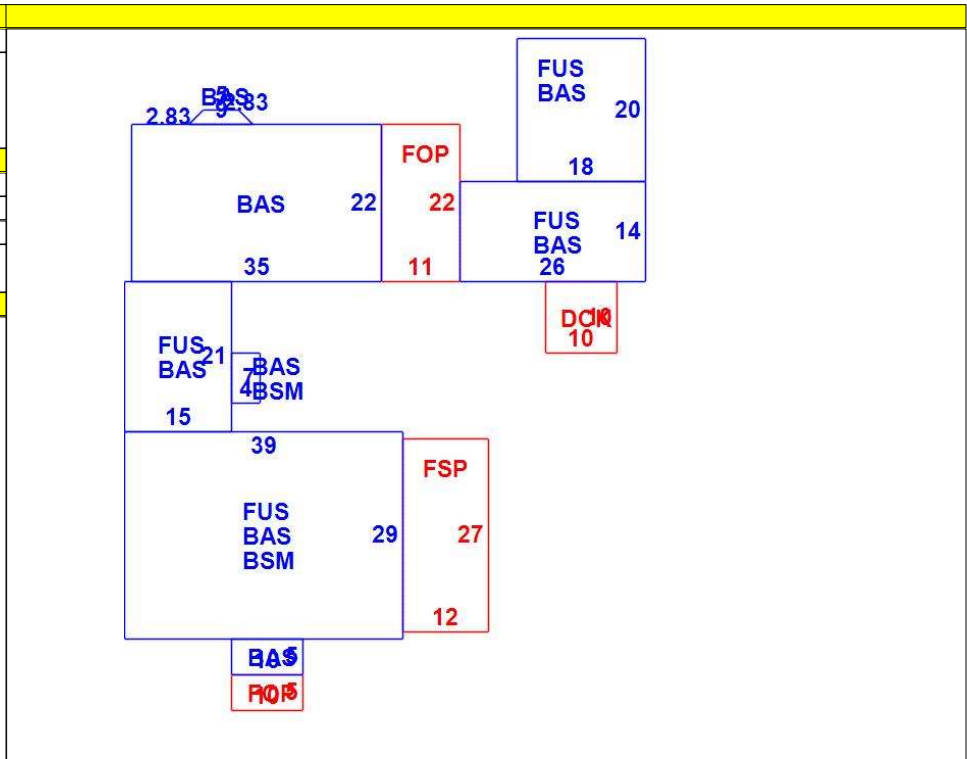
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FLANAGAN PAUL TT 75%	56461	1	02-18-2022	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed
FOX P ROBIN	39964	0339	05-25-2011	U	I	1,425,000	1A	2023	1040	655,600	2022	1040	590,600
FOX POWDER POINT AVE RLTY TRUST	21486	0261	02-05-2002	U	I	1	1F		1040	1,553,500		1040	1,233,800
									1040	31,100		1040	31,100
								Total	2,240,200	Total	1,855,500	Total	1,671,200

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) 660,300					
Total			0.00					Appraised Xf (B) Value (Bldg) 0						
Nbhd			Nbhd Name				B				Appraised Ob (B) Value (Bldg) 50,900			
0130							Tracing				Appraised Land Value (Bldg) 1,687,500			
Batch											Special Land Value 0			
NOTES											Total Appraised Parcel Value 2,398,700			
											Valuation Method C			
											Total Appraised Parcel Value 2,398,700			

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-21-13	06-10-2021	MN	Maintenance	11,500		100	06-10-2021	Re-Roofing.	02-22-2021	SJT	0		00	Measure & Listed
QP-19-74	04-17-2019	MN		9,941		100		2 REPLACEMENT DOORS	06-05-2019	SJT	5		12	Property Est. - No Access
2014-255	09-03-2014	NC	New Construct	38,500	06-04-2019	100		18 X 24 POST & BEAM BARN	04-12-2013	VGS			20	Field Review
205	10-21-2011	RM	Remodel	45,000	03-20-2012	100		RAISE EX RM,N ENTRY	10-10-2012	KP	7		30	Quality Control
									03-20-2012	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	1040	Two Family	RC	Primary	23,087	SF	13.73	1.00000	5	1.00	0130	4.259	V125	1.2500	73.09	1,687,500
Total Card Land Units					0.53	AC	Parcel Total Land Area					0.53	Total Land Value			1,687,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1474	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	3		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			936,030
Interior Floor 2			Net Other Adj		49,445
Heat Fuel	03	Gas	Replace Cost		985,473
Heat Type	05	Hot Water	Year Built		1793
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	12		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	1		Condition		
Fireplaces	2		Condition %		
Extra Openings	5		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		660,300
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	1474		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
SHD1	Shed	L	140	21.00	1970	A	70	C	1.00	2,100
PTO	Patio	L	198	15.00	2000	A	70	C	1.00	2,100
BRN5	Barn - 2 Story	L	432	69.00	2014	G	85	B	1.50	38,000
GNR	GENERATOR	L	1	12400.00	2013	A	70	C	1.00	8,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,032	3,032	3,032	168.56	511,082
BSM	Basement	0	1,159	232	33.74	39,107
DCK	Deck	0	100	10	16.86	1,686
FOP	Open Porch	0	292	44	25.40	7,417
FSP	Screened Porch	0	324	65	33.82	10,957
FUS	Finished Upper Story	2,170	2,170	2,170	168.56	365,781
Ttl Gross Liv / Lease Area		5,202	7,077	5,553		936,030

