

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
WOODRUFF E, OCONNOR J. JR, MC C/O MARGARET L. GALLAGHER, PN 1600 MARKET ST 7TH FL PHILADELPHIA PA 19103		0	Water	0	Dead End	0	Average	Description	Code			Appraised	Assessed		
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			3,800,400	3,800,400		
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010			3,153,800	3,153,800		
		Alt Prcl ID		Cyclical	8			RESIDNTL	1010	196,100	196,100				
		Scnd Home		Exemption	W			Total		7,150,300	7,150,300				
		Tax Class T		W	W										
		Tot Fin Area 8211		District											
		Total Acres 3.828		Res Exem											
		Chapter Lan		Assoc Pid#											
		GIS ID F_882512_2844833													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WOODRUFF E, OCONNOR J. JR, MCLEA		LCC 104897	02-12-2004	U	I	2,182,790	1	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	3,624,400	2022	1010	3,311,300		
									1010	2,929,300		1010	2,147,500		
									1010	160,900		1010	160,900		
								Total		6,714,600	Total		5,619,700		
								Total			Total		4,116,000		
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							
0130															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
QPO-22-95	05-23-2022	MN	Maintenance	22,000		100	05-23-2022	STRIP & REROOF	07-25-2016	JLF	10	1	00	Measure & Listed	
269	06-20-2005	MS	Miscellaneous	10,000		100		POOL CABANA 242SF 9'	04-12-2013	VGS			20	Field Review	
329	07-07-2004	RM	Remodel	57,450	06-06-2005	100		FIN BST 1/2BTH MEDIA	09-26-2012	KP	6		30	Quality Control	
45	02-11-2004	RM	Remodel	320,000	06-06-2005	100		REBLD/RM EXIST HOUSE	03-20-2006	KP		1	00	Measure & Listed	
44	02-11-2004	DM	Demolish	5,000	05-21-2004	100		DEMO 617' SECTION							
43	02-11-2004	NC	New Construct	90,000	06-06-2005	100		BLD GRG/GAME RM							
42	02-11-2004	DM	Demolish	5,000	05-21-2004	100		DEMO GARAGE							
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	0130	4.259		W200	2.0000	2,981,400
1	1010	Single Family	RC	Residual	1.330	AC 35,000.00	0.80150	5	1.00	0130	4.259			1.0000	158,900
1	1010	Single Family	WP	Undevelop	1.580	AC 2,000.00	1.00000	0	1.00	0130	4.259			1.0000	13,500
Total Card Land Units					3.83	AC	Parcel Total Land Area					3.83	Total Land Value		3,153,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	20	Mansion	Bsmt Area	3284	
Model	01	Residential	Bsmt Type	04	
Grade	16	Estate	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	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			4,413,228
Interior Floor 2			Net Other Adj		221,375
Heat Fuel	03	Gas	Replace Cost		4,634,603
Heat Type	05	Hot Water	Year Built		1892
AC Type	03	Central	Effective Year Built		2003
Bedrooms	6		Depreciation Code		E
Full Baths	4		Remodel Rating		05
Half Baths	2		Year Remodeled		2006
Extra Fixtures	6		Depreciation %		18
Total Rooms	13		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	3		Condition %		
Extra Openings	2		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		3,800,400
Sq Ft Fin Bsmt	1066		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	3284		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
FGR7	Garage - Fin U	L	1,008	98.00	2003	A	70	B	1.50	103,700
SPL2	Ing Pool-Good	L	800	89.00	1998	A	70	C	1.00	49,800
DCK	Dock	L	400	45.00	2003	A	70	C	1.00	12,600
PHS	Pool House	L	288	143.00	2005	A	70	C	1.00	28,800
SHD1	Shed	L	80	21.00	1990	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,626	3,626	3,626	487.17	1,766,460
BSM	Basement	0	3,290	658	97.43	320,555
DCK	Deck	0	120	12	48.72	5,846
FNS	Finished 90% Story	1,134	1,260	1,134	438.45	552,445
FOP	Open Porch	0	150	23	74.70	11,205
FUS	Finished Upper Story	3,520	3,520	3,520	487.17	1,714,821
PTO	Patio	0	1,720	86	24.36	41,896
Ttl Gross Liv / Lease Area		8,280	13,686	9,059		4,413,228

