

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KENT SCOTT R			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
KENT BRITTANY CRESSMAN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,080,200	1,080,200
P.O. BOX 381		SUPPLEMENTAL DATA				RES LAND	1010	3,401,100	3,401,100
DUXBURY MA 02331		Alt Prcl ID Cyclical 8				RESIDNTL	1010	27,600	27,600
		Scnd Home Exemption W W							
		Tax Class T							
		Tot Fin Area 5363							
		Total Acres 1.460							
		Chapter Lan							
		GIS ID F_884773_2843439							
		Assoc Pid#							
						Total		4,508,900	4,508,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KENT SCOTT R		54995 15	05-18-2021	U	I	2,700,000	1A	Year	Code	Assessed	Year	Code	Assessed
CRESSMAN PETER & DEBORAH TT		36272 299	08-14-2008	U	I	100	1A	2023	1010	910,500	2022	1010	831,300
									1010	3,147,800		1010	2,691,000
									1010	36,700		1010	36,700
						Total		4,095,000	Total	3,559,000	Total	3,090,500	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,080,200		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	27,600		
Appraised Land Value (Bldg)	3,401,100		
Special Land Value	0		
Total Appraised Parcel Value	4,508,900		
Valuation Method	C		
Total Appraised Parcel Value	4,508,900		

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0130				

NOTES													

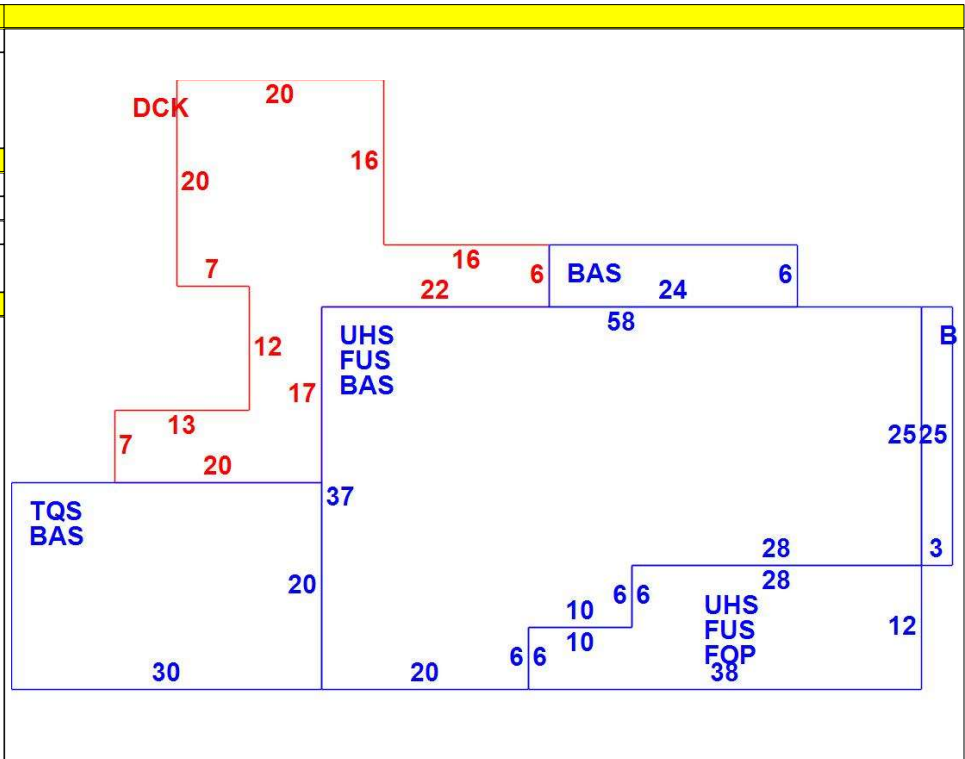
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-373	09-27-2022	MN	Maintenance	15,850		100		Weatherization and air sealing.		05-23-2023	SJD	10	1	07	Measure - Info @ Door
BPO-22-161	04-21-2022	MN	Maintenance	16,000		100	04-21-2022	INSULATION		04-12-2013	VGS			20	Field Review
14585	07-16-1997	NC	New Construct	5,000	05-20-1998	100		10X20 BOAT HOUSE		07-02-2008	BSB			01	Measure - No Entry
11755	10-31-1990	AD	Addition	4,000	06-01-1991	100		DECK 12 X 20							

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		W225	2.2500	83.85	3,354,100	
1	1010	Single Family	RC	Residual	0.302 AC	35,000.00	1.00000	5	1.00	0130	4.259			1.0000	3.42	45,000	
1	1010	Single Family	WP	Undevelop	0.240 AC	2,000.00	1.00000	0	1.00	0130	4.259			1.0000	0.19	2,000	
Total Card Land Units					1.46 AC	Parcel Total Land Area					1.46	Total Land Value					3,401,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	09	Custom	Unfin Area		Crawl
Stories	2.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA			
Parcel Id		C	Owne
			B S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj			1,374,158
Replace Cost			47,120
Year Built			1,421,278
Effective Year Built			1900
Depreciation Code			1997
Remodel Rating			VG
Year Remodeled			
Depreciation %		24	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		76	
Cns Sect Rcnd		1,080,200	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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
BOAT	Boat House	L	216	80.00	1997	A	70	C	1.00	12,100
DCK	Dock	L	232	45.00	1980	A	70	A	2.00	14,600
SHD1	Shed	L	64	21.00	2000	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,569	2,569	2,569	235.54	605,110
DCK	Deck	0	732	73	23.49	17,195
FOP	Open Porch	0	396	59	35.09	13,897
FUS	Finished Upper Story	2,146	2,146	2,146	235.54	505,475
TQS	Three Quarter Story	450	600	450	176.66	105,994
UHS	Unfinished Half Story	0	2,146	537	58.94	126,487
Ttl Gross Liv / Lease Area		5,165	8,589	5,834		1,374,158



05/23/2023