

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
POWDER POINT REALTY LLC PO BOX 265A DUXBURY MA 02331			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	260,200	260,200	
				0 Medium		RES LAND	1010	2,728,500	2,728,500	
SUPPLEMENTAL DATA						RESIDNTL	1010	10,500	10,500	
Alt Prcl ID		Cyclical		8						
Scnd Home		Exemption		W						
Tax Class T		District		W						
Tot Fin Area 1460		Res Exem								
Total Acres .918		Assoc Pid#								
Chapter Lan										
GIS ID F_884711_2843582										
						Total	2,999,200	2,999,200		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CRESSMAN PETER T TT		57599 55	01-13-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
POWDER POINT REALTY LLC		36272 0302	08-14-2008	U	I	100	1A	2023	1010	228,100	2022	1010	207,900
CRESSMAN PETER T		26818 0299	10-17-2003	U	I	1,375,000	1		1010	2,509,900	2021	1010	1,846,300
								Total	2,738,000	Total	2,377,700	Total	2,033,600

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			
2024	22	22 VETERAN	400.00						Appraised Bldg. Value (Card) 260,200			
			Total					Appraised Xf (B) Value (Bldg) 0				
			400.00					Appraised Ob (B) Value (Bldg) 10,500				

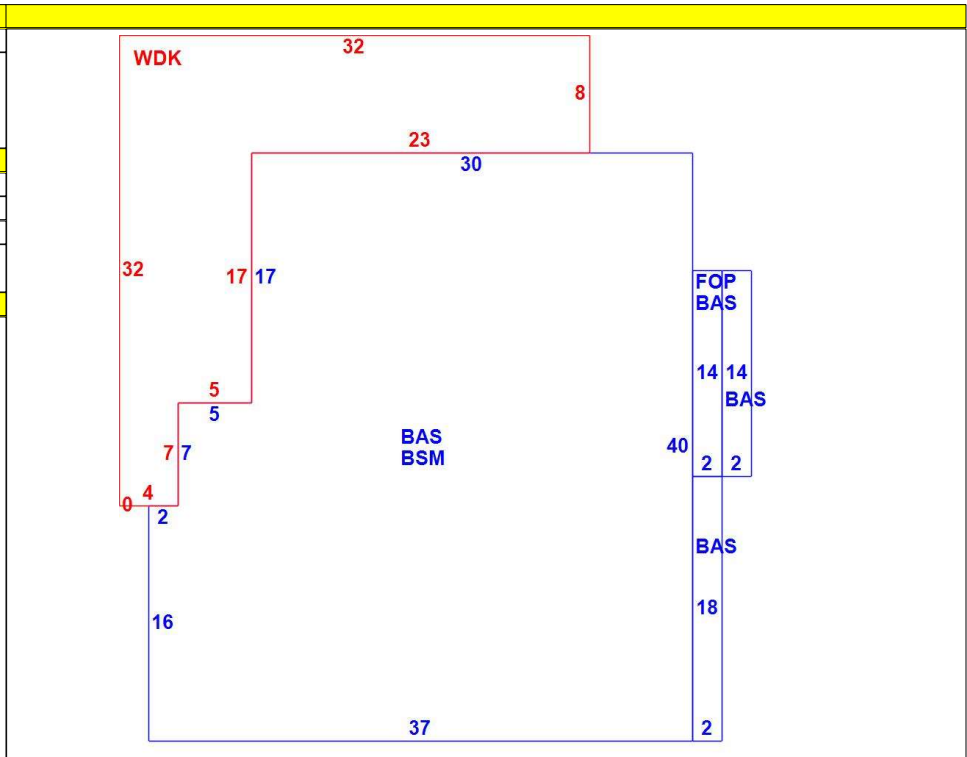
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0130			Batch

NOTES											
O=ATTCHD SHED											
								Appraised Land Value (Bldg) 2,728,500			
								Special Land Value 0			
								Total Appraised Parcel Value 2,999,200			
								Valuation Method C			
								Total Appraised Parcel Value 2,999,200			

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-21-128	08-25-2021	MN	Maintenance	55,000		100	08-25-2021	Replace 15 windows.Remove bat	05-23-2023	SJT	5		07	Measure - Info @ Door
BPO-21-226	05-20-2021	BP	Bldg Permit	57,500	05-23-2023	100		Remove existing kitchen solarium	11-20-2018	JLF	2		30	Quality Control
									04-12-2013	VGS			20	Field Review
									04-26-2001	K+D		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	1010	Single Family	RC	Primary	14,000 SF	20.30	1.00000	5	1.00	0130	4.259	ESMNT + WET	W225	2.2500	194.53	
1	1010	Single Family		Undevelop	0.597 AC	2,000.00	1.00000	0	1.00	0130	4.259			1.0000	0.20	
					Total Card Land Units	0.92 AC	Parcel Total Land Area					0.92	Total Land Value			2,728,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1352	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			291,651
Interior Floor 2			Net Other Adj		37,765
Heat Fuel	03	Gas	Replace Cost		329,416
Heat Type	05	Hot Water	Year Built		1976
AC Type	03	Central	Effective Year Built		2000
Bedrooms	2		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	4		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	1		Cns Sect Rcnld		260,200
Sq Ft Fin Bsmt	750		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1352		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
GNR	GENERATOR	L	1	12400.00	2015	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,439	1,439	1,439	166.09	239,001
BSM	Basement	0	1,347	269	33.17	44,678
FOP	Open Porch	0	28	4	23.73	664
WDK	Deck	0	437	44	16.72	7,308
Ttl Gross Liv / Lease Area		1,439	3,251	1,756		291,651

