

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
CDJYR LEGACY TRUST  917 KEENE ST  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	185,500	185,500									
				0	Medium			RES LAND	1010	352,500	352,500									
<b>SUPPLEMENTAL DATA</b>										RESIDNTL	1010	9,200	9,200							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1680 Total Acres .988 Chapter Lan GIS ID F_858794_2856626				Cyclical 1 Exemption W District Res Exem Assoc Pid#				Total		547,200		547,200								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
CDJYR LEGACY TRUST			55474	335	08-13-2021		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed			
ROBERTS CHARLES D & JUDITH Y			46348	0021	12-04-2015		U	I	1		1A	2023	1010	143,900	2022	1010	115,600			
ROBERTS CHARLES D			6446	0194	11-27-1985		U	I	1		1F		1010	366,500		1010	302,100			
												1010	6,600		1010	600	1010	600		
Total												517,000		Total		418,300		Total		370,100
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								<b>APPRAISED VALUE SUMMARY</b>								
Nbhd				Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card) 185,500								
0050												Appraised Xf (B) Value (Bldg) 0								
												Appraised Ob (B) Value (Bldg) 9,200								
												Appraised Land Value (Bldg) 352,500								
												Special Land Value 0								
												Total Appraised Parcel Value 547,200								
												Valuation Method C								
												Total Appraised Parcel Value 547,200								
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-21-180	07-23-2021	AD	Addition	25,000	10-07-2021	100	08-23-2021	Rebuild enclosed rear porch. 12.		10-07-2021	SJT	5		01	Measure - No Entry					
										04-12-2013	VGS			20	Field Review					
										09-12-2007	BSB		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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000			1.0000		8.75	350,000			
1	1010	Single Family	RC	Residual	0.070	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0417		0.82	2,500			
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value				352,500			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1128	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	26	Aluminum Sidng	Parcel Id		C
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			
Interior Floor 2			Net Other Adj		315,491
Heat Fuel	02	Oil	Replace Cost		21,845
Heat Type	04	Forced Air-Duc	Year Built		337,336
AC Type	01	None	Effective Year Built		1935
Bedrooms	4		Depreciation Code		1976
Full Baths	1		Remodel Rating		F
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		45
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		55
Gas Fireplaces	0		Cns Sect Rcnd		185,500
Sq Ft Fin Bsmt	456		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1128		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<b>FEP</b>			<b>16</b>		
<b>13</b>					
<b>FGR</b>		<b>BAS BSM</b>		<b>FUS BAS BSM</b>	
<b>20</b>		<b>24</b>		<b>24</b>	
<b>20</b>		<b>27</b>		<b>7</b>	
<b>18</b>		<b>18</b>		<b>7</b>	

**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	64	21.00	1980	P	35	C	1.00	500
GNR	GENERATOR	L	1	12400.00	2021	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	1,128	1,128	1,128	131.78	148,652
BSM	Basement	0	1,128	226	26.40	29,783
FEP	Finished Enclosed Porch	0	334	200	78.91	26,357
FGR	Garage	0	480	192	52.71	25,303
FUS	Finished Upper Story	648	648	648	131.78	85,396
Ttl Gross Liv / Lease Area		1,776	3,718	2,394		315,491

