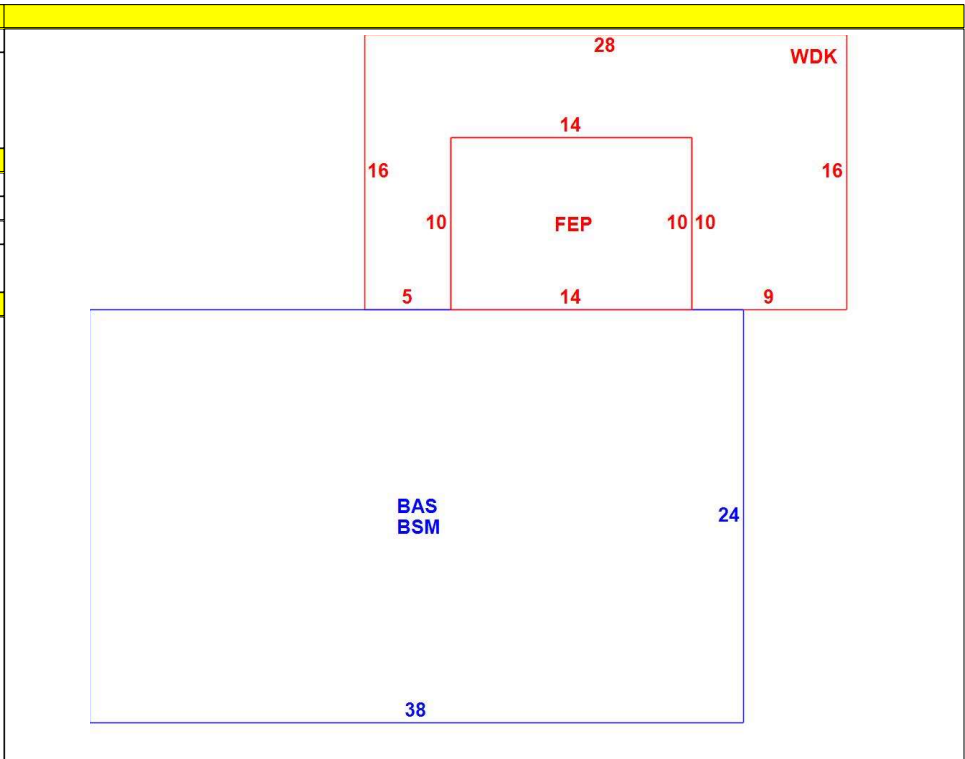


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
CHEATHAM CANDACE 286 NORTH ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code			Appraised	Assessed		
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010			147,100	147,100		
				0	Medium			RES LAND	1010			388,500	388,500		
SUPPLEMENTAL DATA						Total		535,600	535,600						
Alt Prcl ID		Cyclical		1											
Scnd Home		Exemption													
Tax Class T		W													
Tot Fin Area 912		District													
Total Acres 3.128		Res Exem													
Chapter Lan															
GIS ID F_859164_2857161		Assoc Pid#													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CHEATHAM CANDACE		57931 325	05-19-2023	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed		
CHEATHAM CANDACE		57399 179	11-07-2022	U	I	375,000	1	2023	1010	151,200	2022	1010	134,900		
BARROWS JAMES M		2966 0392	08-28-1962	U	I	100	1		1010	407,700		1010	337,000		
									1010	600		1010	600		
								Total		559,500	Total		472,500		
								Total			Total		415,400		
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								APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch					Appraised Bldg. Value (Card) 147,100						
0050									Appraised Xf (B) Value (Bldg) 0						
								Appraised Ob (B) Value (Bldg) 0							
								Appraised Land Value (Bldg) 388,500							
								Special Land Value 0							
								Total Appraised Parcel Value 535,600							
								Valuation Method C							
								Total Appraised Parcel Value 535,600							
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-22-507	12-19-2022	BP	Bldg Permit	14,000		100		Remove 2 LVL's. Remodel base	03-29-2023	SJD	9		01	Measure - No Entry	
									09-18-2018	SJD			20	Field Review	
									04-12-2013	VGS			20	Field Review	
									04-03-2007	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	DR ESM BK 9082 PG 260		1.0000	350,000
1	1010	Single Family	PD	Residual	1.210	AC 35,000.00	0.86115	5	1.00	0050	1.000			1.0000	36,500
1	1010	Single Family	RC	Undevelop	1.000	AC 2,000.00	1.00000	0	1.00	0050	1.000	WETLAND MAP SHOWS ABO		1.0000	2,000
Total Card Land Units					3.13	AC	Parcel Total Land Area			3.13	Total Land Value			388,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	912	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		177,518
Heat Type	04	Forced Air-Duc	Replace Cost		32,625
AC Type	01	None	Year Built		210,142
Bedrooms	3		Effective Year Built		1963
Full Baths	2		Depreciation Code		1991
Half Baths	0		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	5		Depreciation %		30
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		70
Sq Ft Fin Bsmt	905		Cns Sect Rcnld		147,100
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	912		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
SHD3	Shed - Metal	L	80	14.00	1980	NV	0	E	0.25	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	912	912	912	146.83	133,909	
BSM	Basement	0	912	182	29.30	26,723	
FEP	Finished Enclosed Porch	0	140	84	88.10	12,334	
WDK	Deck	0	308	31	14.78	4,552	
Ttl Gross Liv / Lease Area		912	2,272	1,209		177,518	

