

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HOLLAND PETER			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
HOLLAND LAURA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	638,100	638,100
205 POWDER POINT AVE		SUPPLEMENTAL DATA			RES LAND	1010	1,496,700	1,496,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2259 Total Acres .958 Chapter Lan GIS ID F_884035_2843272			Cyclical Exemption W District Res Exem Assc Pid#	RESIDNTL	1010	176,500	176,500
						Total		2,311,300	2,311,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
HOLLAND PETER		55155 78	06-16-2021	Q	I	2,105,000	00	Year	Code	Assessed	Year	Code	Assessed	
BRENNAN TIMOTHY H		20654 0348	10-03-2001	Q	I	700,000	00	2023	1010	628,600	2022	1010	491,500	
ROBERT M SCHACHT CHARITABLE RE		20335 0070	08-09-2001	U	I	1	1F		1010	1,379,600		1010	903,300	
ROBERT M SCHACHT CHARITABLE RE		17840 0186	09-03-1999	Q	I	1	00		1010	2,100		1010	2,100	
						Total		2,010,300	Total		1,396,900	Total		1,083,500

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)	638,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	176,500
Appraised Land Value (Bldg)	1,496,700
Special Land Value	0
Total Appraised Parcel Value	2,311,300
Valuation Method	C
Total Appraised Parcel Value	2,311,300

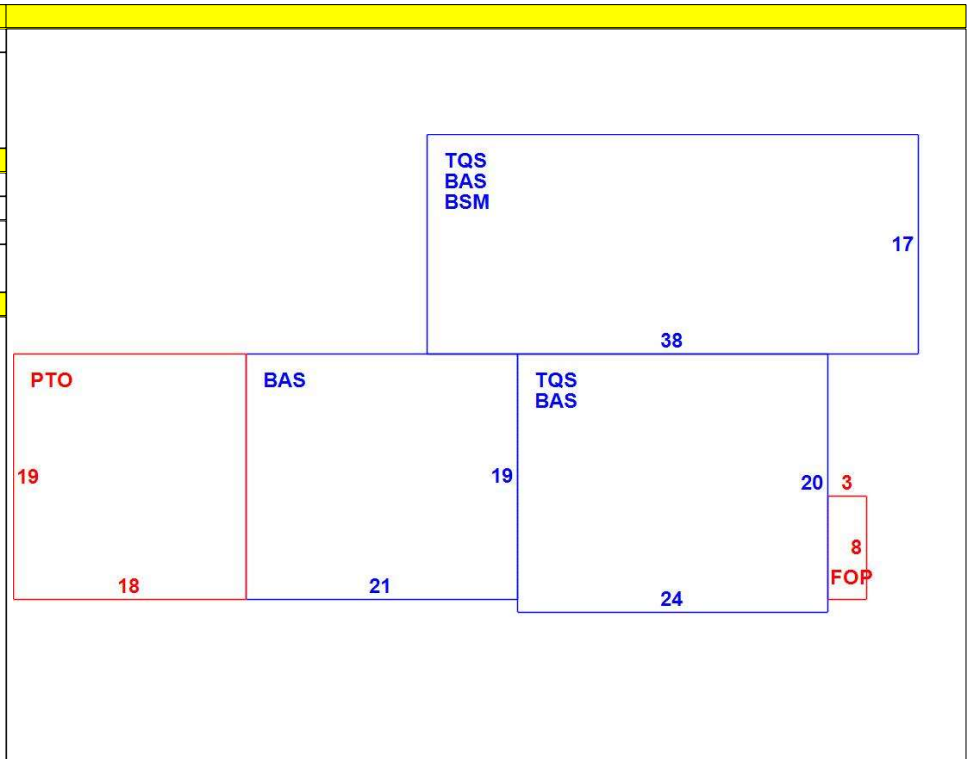
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0130				

NOTES									
3 BEDRMS IN MAIN HOUSE & 1 BEDRM ABOVE									
GARAGE -- 8/4/2023									
1 Full Bath Added to Fin Area above									
Garage. 8/4/2023									

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-21-518	06-05-2023	BP	Bldg Permit	1,000		100	06-05-2023	RELOCATE THE EXISTING 12'	03-29-2023	SJT	5		05	Measure - Under Construct
BPO-21-513	09-26-2022	BP	Bldg Permit	153,200	03-29-2023	100	07-19-2023	Construct a 24x40 2 car garage	05-09-2022	SJD	9	1	07	Measure - Info @ Door
2017-64	03-13-2017	BP	Bldg Permit	5,000		100		FOR HANIDCAP & MOBILITY R	07-21-2017	JLF	5		30	Quality Control
2014-378	12-08-2014	AD	Addition	54,500	04-27-2016	100		REMOVE SECTION OF EXISTI	04-27-2016	JLF	5		01	Measure - No Entry
									05-18-2015	JLF			30	Quality Control
									04-12-2013	VGS			20	Field Review
									03-13-2013	AO	6	6	30	Quality Control

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			1.0001	37.27	1,490,700
1	1010	Single Family	RC	Residual	0.040 AC	35,000.00	1.00000	5	1.00	0130	4.259			1.0000	3.44	6,000
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value			1,496,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	684	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	1.75		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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	09	Pine/Soft Wood			727,477
Interior Floor 2			Net Other Adj		50,635
Heat Fuel	03	Gas	Replace Cost		778,111
Heat Type	04	Forced Air-Duc	Year Built		1800
AC Type	03	Central	Effective Year Built		2003
Bedrooms	4		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		18
Total Rooms	8		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	3		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		638,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	04	Brick	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	684		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
SHD1	Shed	L	216	21.00	1974	A	70	C	1.00	3,200
FGR7	Garage - Fin U	L	1,040	98.00	2022	G	85	A	2.00	173,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,525	1,525	1,525	288.68	440,239
BSM	Basement	0	646	129	57.65	37,240
FOP	Open Porch	0	24	4	48.11	1,155
PTO	Patio	0	342	17	14.35	4,908
TQS	Three Quarter Story	845	1,126	845	216.64	243,935
Ttl Gross Liv / Lease Area		2,370	3,663	2,520		727,477

