

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
BRITTEN JOHN W			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
BRITTEN DEBORAH J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	651,800	651,800	
PO BOX 215 SHS				0 Medium		RES LAND	1090	1,339,100	1,339,100	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3655 Total Acres .51 Chapter Lan			Cyclical Exemption W District Res Exem		RESIDNTL	1090	1,400	1,400
GIS ID F_884324_2842509		Assoc Pid#				Total		1,992,300	1,992,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BRITTEN JOHN W		5914 0297	12-27-1984	Q	I	168,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1090	504,900	2022	1090	455,200
									1090	1,233,100		1090	819,000
									1090	800		1090	800
								Total		1,738,800	Total		1,275,000
								Total			Total		1,172,200

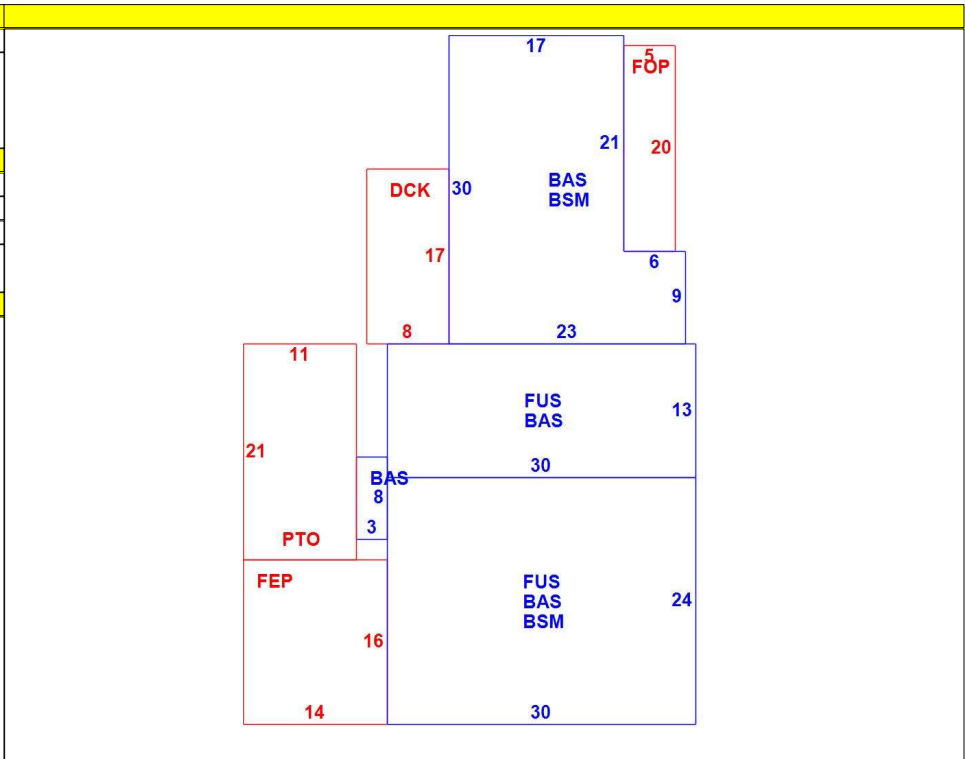
EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 651,800			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
<b>ASSESSING NEIGHBORHOOD</b>												
Nbhd		Nbhd Name		B		Tracing		Batch				
0130								Appraised Ob (B) Value (Bldg) 1,400				
<b>NOTES</b>												
								Appraised Land Value (Bldg) 1,339,100				
								Special Land Value 0				
								Total Appraised Parcel Value 1,992,300				
								Valuation Method C				
								Total Appraised Parcel Value 1,992,300				

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
17	02-23-2010	MN	Maintenance	3,000		100		RPL 3 WINDOWS	05-25-2023	SJD	10	8	01	Measure - No Entry
20010348	08-24-2001	RM	Remodel	12,000	11-21-2002	100		FIN BAS	04-12-2013	VGS			20	Field Review
20010200	05-30-2001	AD	Addition	30,000	11-21-2002	100		17X30 1STY WPORCH&DK	11-21-2002	KP		1	00	Measure & Listed
20010089	03-21-2001	DM	Demolish	800	10-24-2002	100		SHED						
14428	03-26-1997	NC	New Construct	55,000	01-01-1998	100		24X36 3 CAR W 2NDFLR						
14411	03-13-1997	DM	Demolish	1,000	01-01-1998	100		DEM GARAGE AND SHED						

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	1090	Multi Houses	RC	Primary	22,216 SF	14.15	1.00000	5	1.00	0130	4.259		1.0000	60.28	1,339,100
Total Card Land Units					0.51 AC	Parcel Total Land Area					0.51	Total Land Value 1,339,100			

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1363	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	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			717,103
Interior Floor 2	14	Carpet	Net Other Adj		61,880
Heat Fuel	03	Gas	Replace Cost		778,983
Heat Type	05	Hot Water	Year Built		1890
AC Type	01	None	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	2		Depreciation %		33
Total Rooms	11		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		67
Gas Fireplaces	0		Cns Sect Rcnld		521,900
Sq Ft Fin Bsmt	643		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1363		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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,698	1,698	1,698	221.33	375,815
BSM	Basement	0	1,284	257	44.30	56,881
DCK	Deck	0	136	14	22.78	3,099
FEP	Finished Enclosed Porch	0	224	134	132.40	29,658
FOP	Open Porch	0	100	15	33.20	3,320
FUS	Finished Upper Story	1,110	1,110	1,110	221.33	245,674
PTO	Patio	0	231	12	11.50	2,656
Ttl Gross Liv / Lease Area		2,808	4,783	3,240		717,103



05/25/2023

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
BRITTEN JOHN W				0	Water	0	Two-Way	0	Average	Description	Code	Assessed	Assessed								
BRITTEN DEBORAH J				0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	651,800	651,800								
PO BOX 215 SHS						0	Medium			RES LAND	1090	1,339,100	1,339,100								
<b>SUPPLEMENTAL DATA</b>																					
DUXBURY MA 02331		Alt Prcl ID		Cyclical		8				RESIDNTL	1090	1,400	1,400								
		Scnd Home		Exemption						Total		1,992,300	1,992,300								
		Tax Class T		District		Res Exem															
		Tot Fin Area 3655		Assoc Pid#																	
		Total Acres .51																			
		Chapter Lan																			
		GIS ID F_884324_2842509																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
BRITTEN JOHN W				5914	0297	12-27-1984		Q	I	168,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
												2023	1090	504,900	2022	1090	455,200	2021	1090	435,500	
													1090	1,233,100		1090	819,000		1090	735,900	
													1090	800		1090	800		1090	800	
												Total		1,738,800	Total		1,275,000	Total		1,172,200	
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												<b>APPRAISED VALUE SUMMARY</b>									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				651,800							
0130										Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				1,400							
										Appraised Land Value (Bldg)				1,339,100							
										Special Land Value				0							
										Total Appraised Parcel Value				1,992,300							
										Valuation Method				C							
										Total Appraised Parcel Value				1,992,300							
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				
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				
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0130	4.259			0.0000	0.00	0				
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.51	Total Land Value					0			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	01	
Grade	01	Low Cost	Unfin Area	0.00	Slab
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	0				
Full Baths	1				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	2				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	02	Slab			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION			
			150,531
Net Other Adj			4,060
Replace Cost			154,591
Year Built			1997
Effective Year Built			2005
Depreciation Code			A
Remodel Rating			
Year Remodeled			
Depreciation %			16
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			84
Cns Sect Rcnd			129,900
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

FNS  
FGR

24

36

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	96	21.00	2004	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FGR	Garage	0	864	346	53.63	46,338
FNS	Finished 90% Story	778	864	778	120.59	104,193
Ttl Gross Liv / Lease Area		778	1,728	1,124		150,531

