

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VERDINI ARTHUR H JR			0 Water	0 Two-Way	0 Good	Description	Code	Appraised	Assessed
VERDINI ELIZABETH L			0 Septic	0 Paved	0 Average	RESIDNTL	1090	962,800	962,800
263 POWDER POINT AVE		SUPPLEMENTAL DATA			RES LAND	1090	1,493,400	1,493,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3990 Total Acres .92 Chapter Lan GIS ID F_884940_2843188			Cyclical Exemption W District Res Exem Assoc Pid#				
						Total	2,456,200	2,456,200	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VERDINI ARTHUR H & ELIZABETH L TT		57833 225	04-18-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
VERDINI ARTHUR H JR		42410 0181	12-18-2012	Q	I	1,100,000	00	2023	1090	732,700	2022	1090	661,700
DOODY CONSTANCE V		29297 0289	10-21-2004	Q	I	1,590,000	00		1090	1,376,700	2021	1090	901,400
								Total	2,109,400	Total	1,563,100	Total	1,397,800

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
		Total	0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0130			

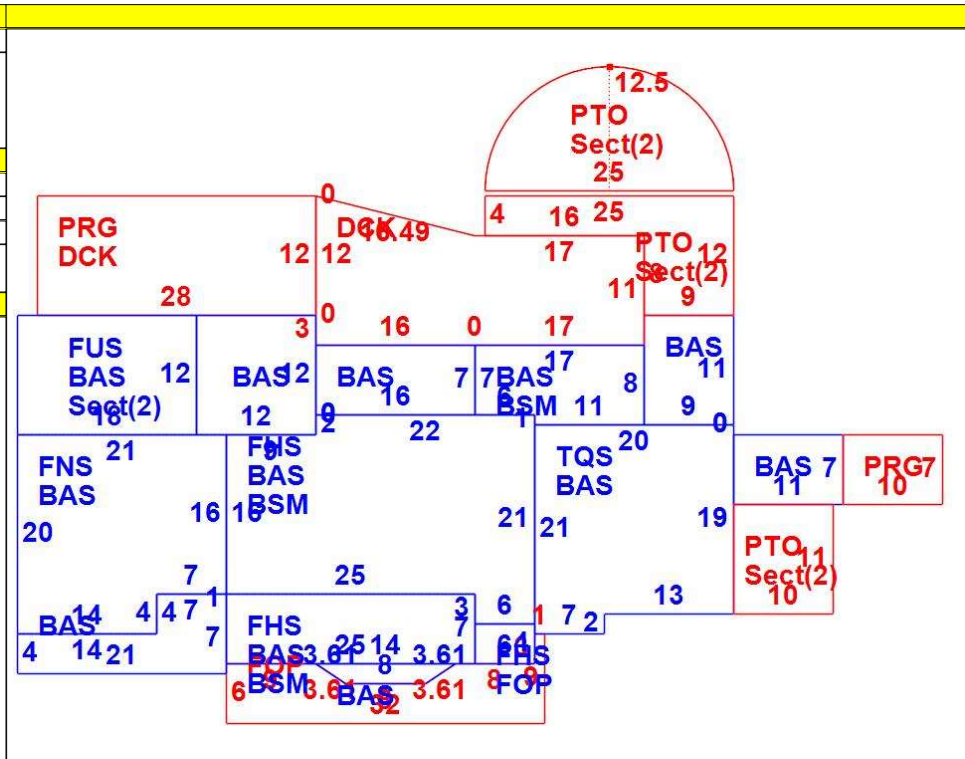
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	962,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,493,400
Special Land Value	0
Total Appraised Parcel Value	2,456,200
Valuation Method	C
Total Appraised Parcel Value	2,456,200

NOTES	
2XF=5-FIX BATH, DOUBLE SINK/JETTUB 12/13-JLF	

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
EPO-23-355	07-17-2023	EL	Electric			0		GENERATOR FOR 3 CAR GAR/		05-19-2020	SJT	5		01	Measure - No Entry
BPO-23-86	03-09-2023	RM	Remodel	75,000		0		INSTALL STEEL BEAM IN GARA		12-19-2013	SJD	7	1	00	Measure & Listed
BPO-21-333	07-22-2021	RM	Remodel	20,000		100	09-12-2022	RMDL KID'S BTHRM, RELOCAT		04-12-2013	VGS			20	Field Review
BP-20-10	02-25-2020	AD		140,000	05-19-2020	55		CONSTRUCT A 12.5X15.5 2ND		01-14-2005	KP		1	00	Measure & Listed
2014-381	12-10-2014	AD	Addition	9,000	05-19-2020	100	03-02-2015	ENLARGE AN EXISTING MUD							
12103	11-14-1991	MN	Maintenance	3,000	10-02-1995	100		RPL RF DOORS WINDOWS							
1	06-20-1990	AD	Addition	65,000	10-02-1995	100		1 STY ADD'N & PORCH							

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	40,075	SF	8.75	1.00000	5	1.00	0130	4.259		1.0000	37.27	1,493,400
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			1,493,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	964	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
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	Net Other Adj		852,390
Interior Floor 2	14	Carpet	Replace Cost		39,550
Heat Fuel	03	Gas	Year Built		1,011,750
Heat Type	04	Forced Air-Duc	Effective Year Built		1898
AC Type	03	Central	Depreciation Code		2008
Bedrooms	4		Remodel Rating		R
Full Baths	2		Year Remodeled		04
Half Baths	2		Depreciation %		1990
Extra Fixtures	2		Functional Obsol		13
Total Rooms	9		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		87
Extra Openings	0		Cns Sect Rcnd		776,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	964		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	2,215	2,215	2,215	239.44	530,349
BSM	Basement	0	863	173	48.00	41,422
DCK	Deck	0	731	73	23.91	17,479
FHS	Finished Half Story	379	757	379	119.88	90,746
FNS	Finished 90% Story	353	392	353	215.61	84,521
FOP	Open Porch	0	197	30	36.46	7,183
PRG	Pergola	0	406	41	24.18	9,817
TQS	Three Quarter Story	296	394	296	179.88	70,873
Ttl Gross Liv / Lease Area		3,243	5,955	3,560		852,390



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VERDINI ARTHUR H JR			0 Water	0 Two-Way	0 Good	Description	Code	Appraised	Assessed
VERDINI ELIZABETH L			0 Septic	0 Paved	0 Average	RESIDENTL	1090	962,800	962,800
263 POWDER POINT AVE		SUPPLEMENTAL DATA			RES LAND	1090	1,493,400	1,493,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3990 Total Acres .92 Chapter Lan GIS ID F_884940_2843188			Cyclical Exemption W District Res Exem Assoc Pid#				
						Total	2,456,200	2,456,200	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VERDINI ARTHUR H & ELIZABETH L TT		57833 225	04-18-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
VERDINI ARTHUR H JR		42410 0181	12-18-2012	Q	I	1,100,000	00	2023	1090	732,700	2022	1090	661,700
DOODY CONSTANCE V		29297 0289	10-21-2004	Q	I	1,590,000	00		1090	1,376,700	2021	1090	901,400
						Total		2,109,400	Total	1,563,100	Total	1,397,800	

EXEMPTIONS			OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number
		Total	0.00			

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APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	962,800		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	0		
Appraised Land Value (Bldg)	1,493,400		
Special Land Value	0		
Total Appraised Parcel Value	2,456,200		
Valuation Method	C		
Total Appraised Parcel Value	2,456,200		

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0130				

NOTES							
2XF=5-FIX BATH, DOUBLE SINK/JETTUB 12/13-JLF							

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
EPO-23-355	07-17-2023	EL	Electric			0		GENERATOR FOR 3 CAR GAR/ INSTALL STEEL BEAM IN GARA	05-19-2020	SJT	5		01	Measure - No Entry
BPO-23-86	03-09-2023	RM	Remodel	75,000		0		INSTALL STEEL BEAM IN GARA	12-19-2013	SJD	7	1	00	Measure & Listed
BPO-21-333	07-22-2021	RM	Remodel	20,000		100	09-12-2022	RMDL KID'S BTHRM, RELOCAT	04-12-2013	VGS			20	Field Review
BP-20-10	02-25-2020	AD		140,000	05-19-2020	55		CONSTRUCT A 12.5X15.5 2ND	01-14-2005	KP		1	00	Measure & Listed
2014-381	12-10-2014	AD	Addition	9,000	05-19-2020	100	03-02-2015	ENLARGE AN EXISTING MUD						
12103	11-14-1991	MN	Maintenance	3,000	10-02-1995	100		RPL RF DOORS WINDOWS						
1	06-20-1990	AD	Addition	65,000	10-02-1995	100		1 STY ADD'N & PORCH						

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	40,075 SF	8.75	1.00000	5	1.00	0130	4.259		1.0000	37.27	1,493,400
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			1,493,400

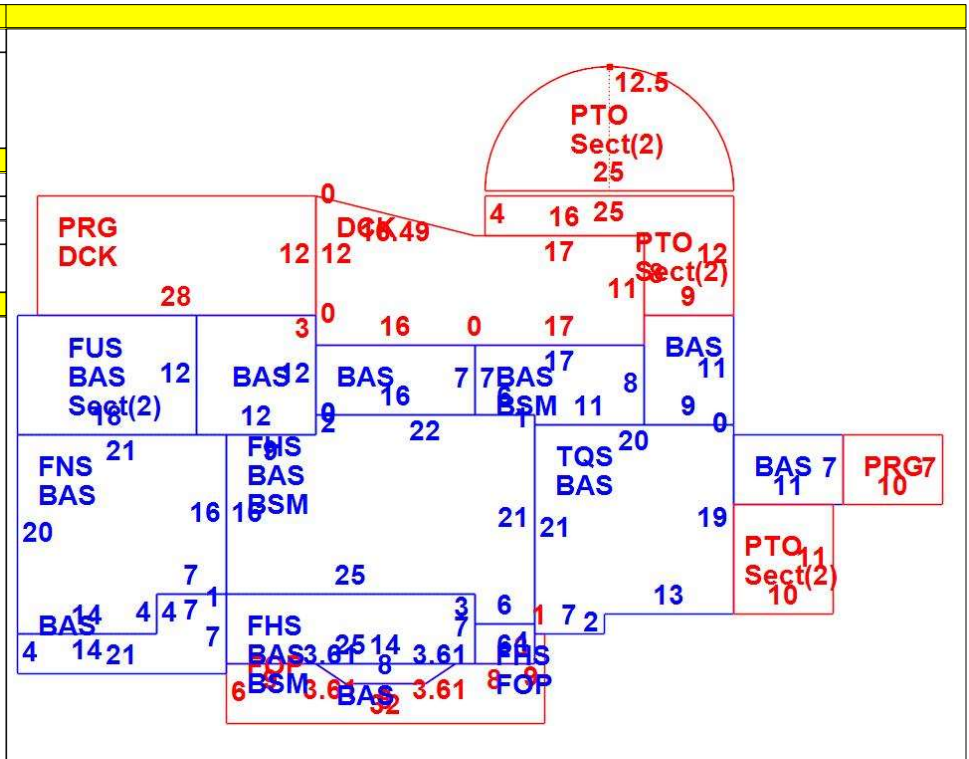
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	08	Excellent	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior 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	Net Other Adj		109,661
Interior Floor 2	14	Carpet	Replace Cost		1,011,750
Heat Fuel	03	Gas	Year Built		2020
Heat Type	04	Forced Air-Duc	Effective Year Built		2019
AC Type	03	Central	Depreciation Code		A
Bedrooms			Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		2
Extra Fixtures	1		Functional Obsol		
Total Rooms	1		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style			Condition		UC
Extra Kitchens	0		Condition %		55
Fireplaces	0		Percent Good		55
Extra Openings	0		Cns Sect Rcnld		65,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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

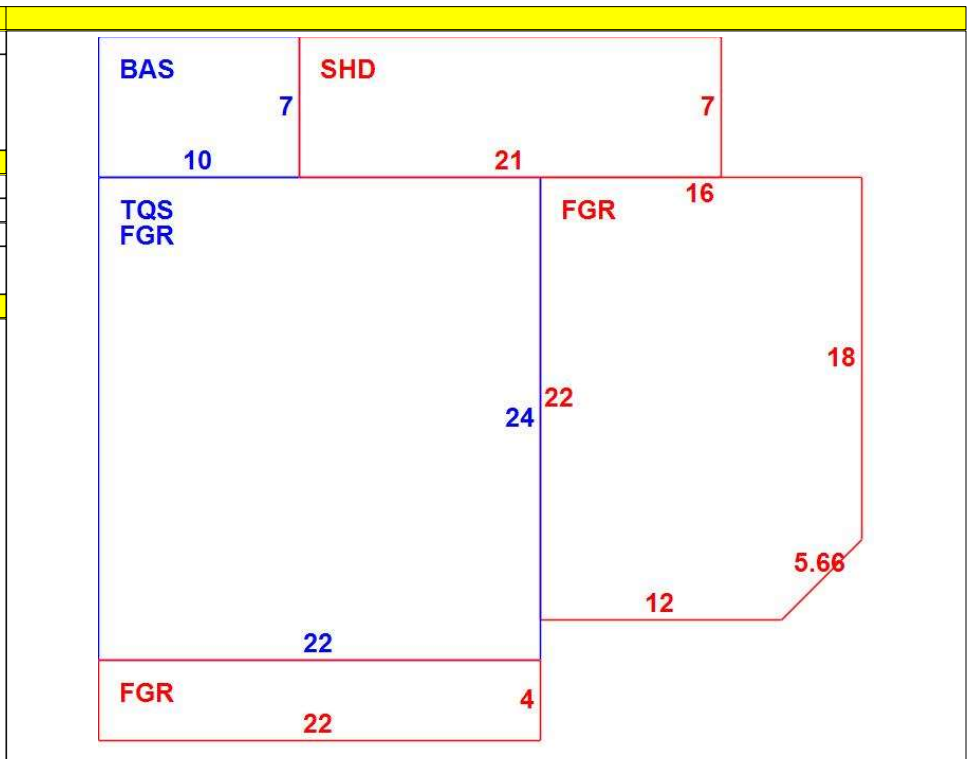
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	216	216	216	239.44	51,718
FUS	Finished Upper Story	216	216	216	239.44	51,718
PTO	Patio	0	527	26	11.81	6,225
Ttl Gross Liv / Lease Area		432	959	458		109,661



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
VERDINI ARTHUR H JR VERDINI ELIZABETH L 263 POWDER POINT AVE DUXBURY MA 02332		0	Water	0	Two-Way	0	Good	Description	Code	Appraised	Assessed								
		0	Septic	0	Paved	0	Average	RESIDNTL	1090	962,800	962,800								
					0	Medium		RES LAND	1090	1,493,400	1,493,400								
SUPPLEMENTAL DATA																			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3990 Total Acres .92 Chapter Lan GIS ID F_884940_2843188						Cyclical Exemption W District Res Exem Assoc Pid#													
										Total	2,456,200	2,456,200							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
VERDINI ARTHUR H & ELIZABETH L TT		57833	225	04-18-2023		U	I			100	1A	Year	Code	Assessed	Year	Code	Assessed		
VERDINI ARTHUR H JR		42410	0181	12-18-2012		Q	I			1,100,000	00	2023	1090	732,700	2022	1090	661,700		
DOODY CONSTANCE V		29297	0289	10-21-2004		Q	I			1,590,000	00		1090	1,376,700	2021	1090	901,400		
												Total	2,109,400	Total	1,563,100	Total	1,397,800		
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																			
Nbhd		Nbhd Name		B		Tracing		Batch											
0130																			
NOTES																			
STUDIO APT CURRENTLY NOT OCCUPIED 12/13 FLOORING=FINISHED PLYWOOD																			
BUILDING PERMIT RECORD																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments						VISIT / CHANGE HISTORY					
														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	5	1.00	0130	4.259			0.0000	0.00	0		
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.92	Total Land Value					0	

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1		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	12	Hardwood			175,397
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	03	Gas	Replace Cost		180,398
Heat Type	04	Forced Air-Duc	Year Built		1899
AC Type	06	Partial	Effective Year Built		1988
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	2		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnd		120,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	02	Slab	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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	70	70	70	194.67	13,627	
FGR	Garage	0	960	384	77.87	74,753	
SHD	Attached Shed	0	147	51	67.54	9,928	
TQS	Three Quarter Story	396	528	396	146.00	77,089	
Ttl Gross Liv / Lease Area		466	1,705	901		175,397	

