

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DALTON DONALD D			0 Water	1 Paper Street	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
PO BOX 32			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,674,000	1,674,000	
DUXBURY MA 02331		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1090	1,800,700	1,800,700	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 6075 Total Acres .998 Chapter Lan GIS ID F_885718_2842754		Cyclical Exemption W District Res Exem Assoc Pid#			8	RESIDNTL	1090	105,000	105,000	
						Total		3,579,700	3,579,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DALTON DONALD D		54994 289	05-18-2021	Q	I	3,000,000	00	Year	Code	Assessed	Year	Code	Assessed
PETERS J TODD		39713 79	03-02-2011	Q	I	1,750,000	00	2023	1090	1,274,000	2022	1090	1,231,000
SHANAHAN BRENDAN F		16274 238	06-08-1998	Q	I	1,090,000	00		1090	1,659,900		1090	1,086,800
									1090	61,600		1090	54,000
						Total		2,995,500	Total	2,371,800	Total	2,170,600	

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) 1,674,000			
									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 105,000			
									Appraised Land Value (Bldg) 1,800,700			
									Special Land Value 0			
									Total Appraised Parcel Value 3,579,700			
									Valuation Method C			
									Total Appraised Parcel Value 3,579,700			

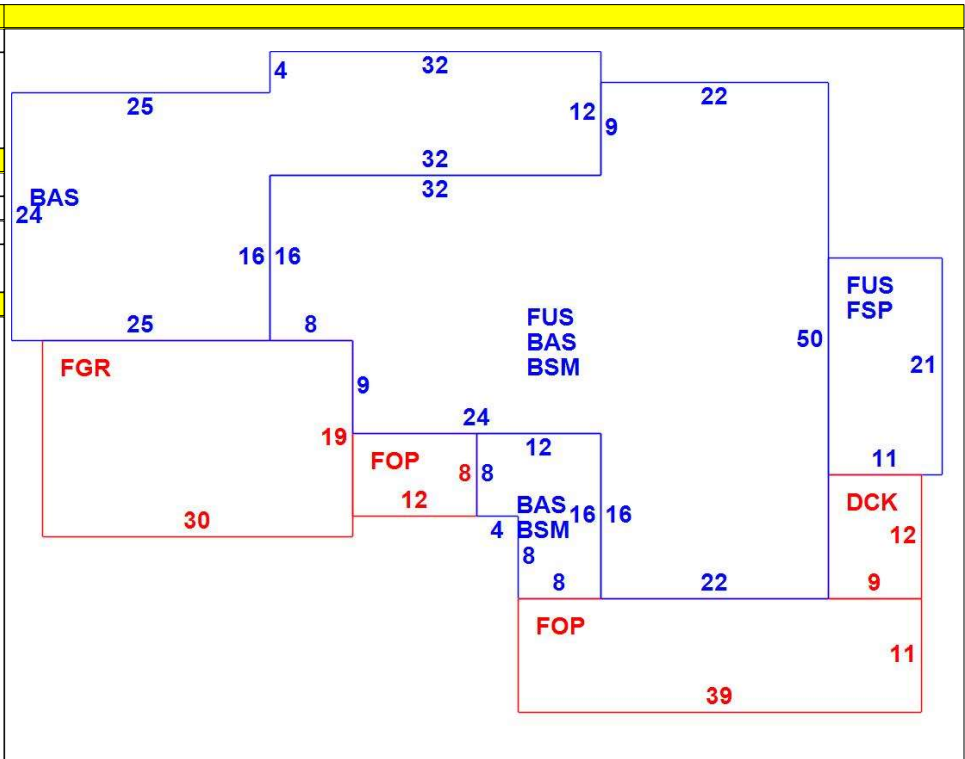
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-20	02-02-2023	MN	Maintenance	10,539		100	02-02-2023	INSULATION & WEATHERIZATI	05-09-2022	SJD	9		01	Measure - No Entry
20000190	05-25-2000	AD	Addition	24,000		100		SWIM POOL AND SPA	04-12-2013	VGS			20	Field Review
20000144	05-20-2000	DM	Demolish	1,000		100		DEM EXIS SWIM POOL	09-27-2012	KP	6		30	Quality Control
2000134	04-26-2000	NC	New Construct	52,500	09-30-2002	100		25X30GYM W2ND FLOOR	04-03-2012	AO	6	6	30	Quality Control
2000133	04-26-2000	RM	Remodel	80,000	08-15-2002	100		DEM&REFURB KITCHEN	12-03-2010	KP		6	00	Measure & Listed
11584	05-01-1990	NC	New Construct	18,000	01-01-1991	100		INGR HEAT POOL 41X20						

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	40,000 SF	8.75	1.00000	5	1.00	0130	4.259		L120	1.2000	44.72	1,788,800	
1	1090	Multi Houses	RC	Residual	0.080 AC	35,000.00	1.00000	5	1.00	0130	4.259			1.0000	3.41	11,900	
Total Card Land Units					1.00 AC	Parcel Total Land Area					1.00	Total Land Value					1,800,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1964	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			1,634,105
Interior Floor 2			Net Other Adj		81,450
Heat Fuel	03	Gas	Replace Cost		1,715,554
Heat Type	04	Forced Air-Duc	Year Built		1900
AC Type	03	Central	Effective Year Built		2003
Bedrooms	5		Depreciation Code		E
Full Baths	5		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	4		Depreciation %		18
Total Rooms	9		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	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		1,406,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1964		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
TEN	Tennis Court	L	1	48500.00	1990	A	70	C	1.00	34,000
SPL2	Ing Pool-Good	L	820	89.00	1990	A	70	C	1.00	51,100
PTO	Patio	L	1,659	15.00	1990	A	70	C	1.00	17,400
SPL3	Ing Hot Tub	L	50	72.00	1990	A	70	C	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,972	2,972	2,972	282.08	838,349
BSM	Basement	0	1,988	398	56.47	112,269
DCK	Deck	0	108	11	28.73	3,103
FGR	Garage	0	570	228	112.83	64,315
FOP	Open Porch	0	525	79	42.45	22,285
FSP	Screened Porch	0	231	46	56.17	12,976
FUS	Finished Upper Story	2,059	2,059	2,059	282.08	580,808
Ttl Gross Liv / Lease Area		5,031	8,453	5,793		1,634,105



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DALTON DONALD D  PO BOX 32  DUXBURY MA 02331		0	Water	1	Paper Street	0	Average	Description	Code	Appraised	Assessed	RESIDNTL 1090 1,674,000 1,674,000 RES LAND 1090 1,800,700 1,800,700 RESIDNTL 1090 105,000 105,000					
		0	No Sewer	0	Paved	0	Average	Total		3,579,700	3,579,700						
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 6075 Total Acres .998 Chapter Lan GIS ID F_885718_2842754		Cyclical Exemption W District Res Exem Assoc Pid#		8									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
DALTON DONALD D PETERS J TODD SHANAHAN BRENDAN F		54994	289	05-18-2021	Q	I	3,000,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
		39713	79	03-02-2011	Q	I	1,750,000	00	2023	1090	1,274,000	2022	1090	1,231,000	2021	1090	1,064,500
		16274	238	06-08-1998	Q	I	1,090,000	00	1090	1,659,900	1,086,800	1090	54,000	1090	54,000		
Total								Total		2,995,500	Total		2,371,800	Total		2,170,600	
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)				1,674,000			
0130										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				105,000			
										Appraised Land Value (Bldg)				1,800,700			
										Special Land Value				0			
										Total Appraised Parcel Value				3,579,700			
										Valuation Method				C			
										Total Appraised Parcel Value				3,579,700			
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					1.00	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	750	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	<b>CONDO DATA</b>		
Exterior Wall 2			Parcel Id		C
Roof Structure	04	Hip			Own
Roof Cover	10	Wood Shingle			B
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			<b>COST / MARKET VALUATION</b>		
Heat Fuel	03	Gas	Net Other Adj		286,968
Heat Type	05	Hot Water	Replace Cost		6,670
AC Type	03	Central	Year Built		293,638
Bedrooms	1		Effective Year Built		2000
Full Baths	1		Depreciation Code		2012
Half Baths	0		Remodel Rating		E
Extra Fixtures	1		Year Remodeled		
Total Rooms	2		Depreciation %		9
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		91
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		267,200
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	750		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS	5	WDK	5
8		20	
		FHS	25
		BAS	
		BSM	
		30	

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	790	790	790	216.58	171,098
BSM	Basement	0	750	150	43.32	32,487
FHS	Finished Half Story	375	750	375	108.29	81,217
WDK	Deck	0	100	10	21.66	2,166
Ttl Gross Liv / Lease Area		1,165	2,390	1,325		286,968



30 CROOKED LN