

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
CAYZER HERBERT TT			0 Water	0 Two-Way	0 Very Good	Description	Code	Appraised	Assessed	
KING CAESAR LIMITED REAL EST. N			0 Septic	0 Paved	0 Average	RESIDNTL	1010	2,286,800	2,286,800	
322 KING CAESAR RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	1,479,600	1,479,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5937 Total Acres .88 Chapter Lan			Cyclical Exemption W District Res Exem	RESIDNTL	1010	50,000	50,000	
GIS ID F_885621_2842490		Assoc Pid#					Total	3,816,400	3,816,400	

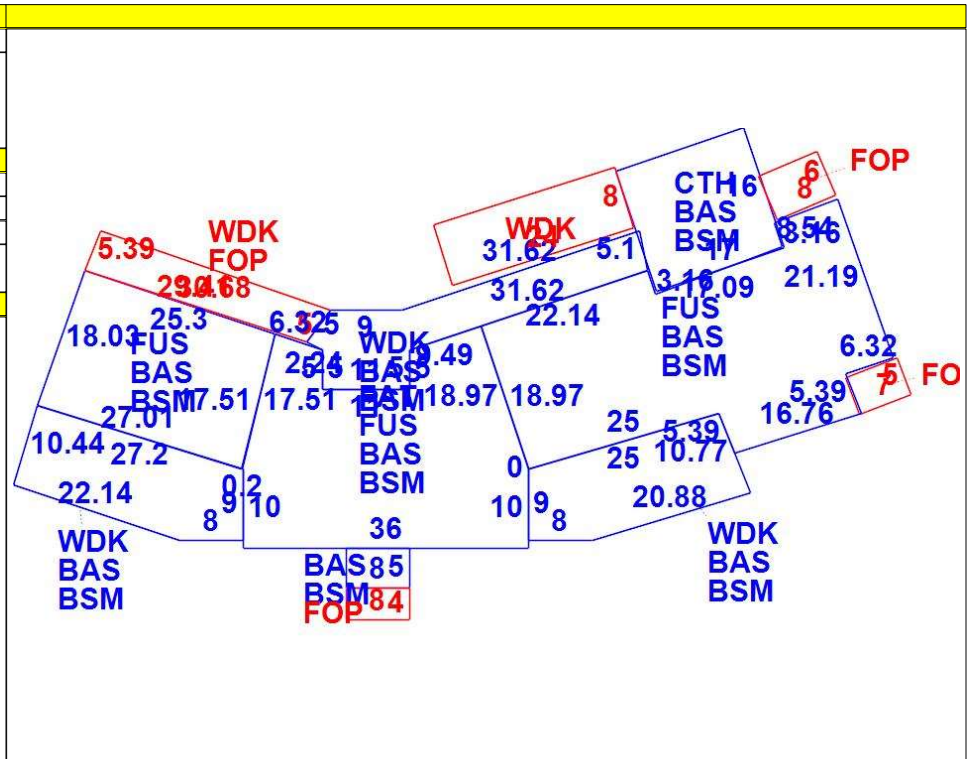
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CAYZER HERBERT TT	49530	0273	02-23-2018	Q	I	2,400,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
WEHNER HARRISON GILL III & WEHNER	31745	0035	11-17-2005	U	I	1,600,000	1A	2023	1010	1,743,600	2022	1010	1,597,000	2021	1010	1,415,200		
BELLINGER JOHN	12769	0025	03-30-1994	U	I	1	1F		1010	1,364,300		1010	895,300		1010	871,400		
									1010	25,200		1010	25,200		1010	25,200		
								Total	3,133,100			Total	2,517,500			Total	2,311,800	

EXEMPTIONS			OTHER ASSESSMENTS					PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor							
									<b>APPRAISED VALUE SUMMARY</b>							
Total			0.00						Appraised Bldg. Value (Card) 2,286,800							
									Appraised Xf (B) Value (Bldg) 0							
									Appraised Ob (B) Value (Bldg) 50,000							
									Appraised Land Value (Bldg) 1,479,600							
									Special Land Value 0							
									Total Appraised Parcel Value 3,816,400							
									Valuation Method C							
									Total Appraised Parcel Value 3,816,400							

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-23-116	04-28-2023	NC	New Construct	85,000	07-26-2023	25		20X36 GUNITE POOL			07-26-2023	SJT	5		12	Property Est. - No Access
258	08-28-2007	RM	Remodel	435,000		100		EX DWELLING			06-24-2019	SJD	9	1	07	Measure - Info @ Door
255	08-27-2007	DM	Demolish	11,000	08-14-2008	100		PARTIAL PER HISTORIC			04-12-2013	VGS			20	Field Review
13374	08-17-1994	MN	Maintenance	7,000	10-03-1995	100		STRIP & REROOF			08-20-2009	KP		1	00	Measure & Listed
11405	10-24-1989	RM	Remodel		10-14-1995	100		REM KITCH,LAUNDRY RM								

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	38,767	SF	8.96	1.00000	5	1.00	0130	4.259			1.0000	38.17	1,479,600	
Total Card Land Units					0.89	AC	Parcel Total Land Area					0.89	Total Land Value					1,479,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	3392	
Model	01	Residential	Bsmt Type	04	
Grade	14	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	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			2,479,998
Interior Floor 2			Net Other Adj		148,500
Heat Fuel	03	Gas	Replace Cost		2,628,498
Heat Type	04	Forced Air-Duc	Year Built		1918
AC Type	03	Central	Effective Year Built		2008
Bedrooms	5		Depreciation Code		R
Full Baths	4		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	4		Depreciation %		13
Total Rooms	12		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		87
Extra Openings	2		Percent Good		
Gas Fireplaces	0		Cns Sect Rcnd		2,286,800
Sq Ft Fin Bsmt	700		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	3392		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
FGR1	Garage - 1 Sto	L	899	52.00	1990	A	70	C	1.00	32,700
SPL1	Ing Pool - Ave	L	720	64.00	2023	G	25	B	1.50	17,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,432	3,432	3,432	364.17	1,249,831
BSM	Basement	0	3,432	686	72.79	249,821
CTH	Cathedral Ceiling	0	272	27	36.15	9,833
FAT	Finished Attic	241	804	241	109.16	87,765
FOP	Open Porch	0	267	40	54.56	14,567
FUS	Finished Upper Story	2,264	2,264	2,264	364.17	824,481
WDK	Deck	0	1,200	120	36.42	43,700
Ttl Gross Liv / Lease Area		5,937	11,671	6,810		2,479,998

