

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
339 POWDER POINT LLC  47 CROOKED LANE  DUXBURY MA 02332			0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		856,700	856,700
					0	Medium			RES LAND	1010		1,370,000	1,370,000
<b>SUPPLEMENTAL DATA</b>							RESIDNTL	1010	52,600	52,600			
Alt Prcl ID			Scnd Home NEW FY2025		Cyclical Exemption W		8						
Tax Class T			Tot Fin Area 2268		District		Res Exem						
Total Acres .567			Chapter Lan		Assoc Pid#								
GIS ID F_886052_2843112									Total		2,279,300	2,279,300	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
339 POWDER POINT LLC	51813	18	10-18-2019	Q	I	1,100,000	00	Year	Code	Assessed	Year	Code	Assessed
COOMBS FAM TRUST	30156	166	03-15-2005	U	I	100	1F	2023	1010	660,200	2022	1010	250,100
COOMBS FAMILY TRUST	17574	190	06-17-1999	U	I	100	1J		1010	1,261,400	2021	1010	829,500
COOMBS FAMILY TRUST	13326	243	12-15-1994	U	I	1	1J		1010	38,900		1010	20,000
COOMBS ALEXANDER W & ELISABETH	12674	305	02-18-1994	U	I	10	1A	Total		1,960,500	Total		1,099,600
								Total		1,045,000			

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

ASSESSING NEIGHBORHOOD			VISIT / CHANGE HISTORY			
Nbhd	Nbhd Name	B	Tracing	Batch		
0130						
<b>NOTES</b>						
This signature acknowledges a visit by a Data Collector or Assessor						
<b>APPRAISED VALUE SUMMARY</b>					Appraised Bldg. Value (Card)	856,700
					Appraised Xf (B) Value (Bldg)	0
					Appraised Ob (B) Value (Bldg)	52,600
					Appraised Land Value (Bldg)	1,370,000
					Special Land Value	0
					Total Appraised Parcel Value	2,279,300
					Valuation Method	C
					Total Appraised Parcel Value	2,279,300

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
BPO-22-224	05-31-2022	RM	Remodel	31,000		100		FINISH BASEMENT- ACCORDI	05-19-2022	SJT	5		05	Measure - Under Construct
QPO-21-33	12-27-2021	MN	Maintenance	85,000		100	12-27-2021	RED CEDAR ROOF & DIPPED	10-01-2021	SJT	5		05	Measure - Under Construct
BPO-21-164	05-17-2021	MN	Maintenance	30,000		100	05-19-2021	Raise existing 20x32 barn to inst	04-12-2021	SJT	5		05	Measure - Under Construct
BPO-20-348	02-11-2021	AD	Addition	840,000	05-19-2021	100	06-30-2022	Lift existing dwelling, replace fou	05-14-2020	SJD	9		20	Field Review
BPO-20-244	10-23-2020	DM	Demolish	10,000	04-08-2021	100		Demo wrap around porch to prep	04-12-2013	VGS			20	Field Review
15175	10-22-1998	MN	Maintenance	6,000		100		STRIP AND REROOF	09-15-2008	KP		1	00	Measure & Listed

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	24,713 SF	13.02	1.00000	5	1.00	0130	4.259		1.0000	55.44	1,370,000	
Total Card Land Units					0.57	AC	Parcel Total Land Area					0.57	Total Land Value			1,370,000

