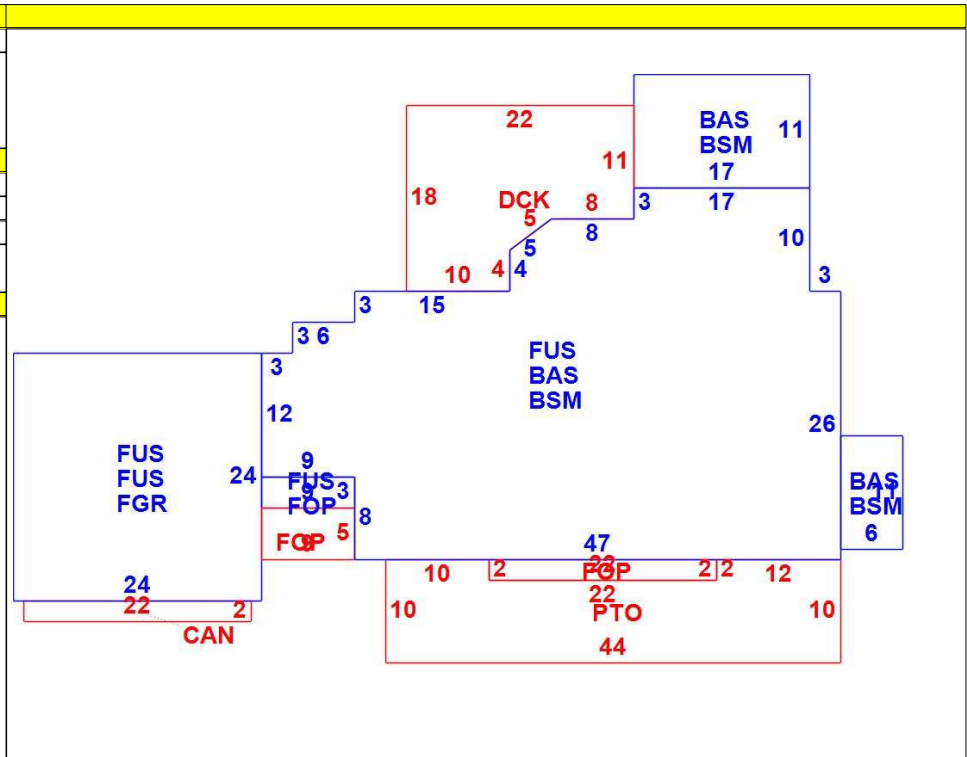


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
WALSH WILLIAM J 384 KING CAESAR RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code			Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010			1,506,100	1,506,100				
		0		0	Medium			RES LAND	1010			1,179,400	1,179,400				
SUPPLEMENTAL DATA						Total		2,685,500	2,685,500								
Alt Prcl ID		Scnd Home NEW FY2025		Cyclical Exemption 8													
Tax Class T		Tot Fin Area 4624		District W													
Total Acres .284		Chapter Lan		Res Exem													
GIS ID F_886273_2842986		Assoc Pid#															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RANDO CAROLINE TT		58294 57	09-20-2023	Q	I	3,100,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
WALSH WILLIAM J		52687 345	04-30-2020	U	I	2,200,000	1	2023	1010	1,016,600	2022	1010	928,300	2021	1010	768,000	
CORBETT JOHN W TT		48056 0323	01-30-2017	U	I	1	1A		1010	1,516,800		1010	817,300		1010	789,500	
CORBETT III JOHN W		46837 0330	04-25-2016	U	I	0	1A										
CORBETT JOHN W TT		45029 0255	12-09-2014	U	I	1	1A										
Total								Total	2,533,400	Total	1,745,600	Total	1,557,500				
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) 1,506,100							
0130										Appraised Xf (B) Value (Bldg) 0							
												Appraised Ob (B) Value (Bldg) 0					
												Appraised Land Value (Bldg) 1,179,400					
												Special Land Value 0					
												Total Appraised Parcel Value 2,685,500					
												Valuation Method C					
												Total Appraised Parcel Value 2,685,500					
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
389	12-05-2007	AD	Addition	240,000		100		RM26X47'ADD 632'G,D				06-12-2023	SJD	6	10	22	In-Office Reval MLS + GIS
318	10-10-2007	NC	New Construct	25,000		100		FOUNDA UNDER EX DWEL				06-14-2021	SJD	9	1	07	Measure - Info @ Door
1	09-10-2007	DM	Demolish	11,000		100		EXISTING GARAGE				04-12-2013	VGS			20	Field Review
												05-07-2009	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	12,400 SF	22.33	1.00000	5	1.00	0130	4.259			1.0000		95.11	1,179,400
Total Card Land Units					0.28 AC	Parcel Total Land Area					0.28	Total Land Value					1,179,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1849	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	04	Hip			Own
Roof Cover	10	Wood Shingle			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood	Condo Flr		Factor%
Interior Floor 2			Condo Unit		
Heat Fuel	02	Oil	COST / MARKET VALUATION		
Heat Type	05	Hot Water	Net Other Adj		1,538,765
AC Type	03	Central	Replace Cost		1,655,090
Bedrooms	5		Year Built		1965
Full Baths	3		Effective Year Built		2012
Half Baths	1		Depreciation Code		R
Extra Fixtures	4		Remodel Rating		
Total Rooms	11		Year Remodeled		
Bath Style	03	Modern	Depreciation %		9
Kitchen Style	03	Modern	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		91
Sq Ft Fin Bsmt	800		Percent Good		
FBM Quality	10	Very Good	Cns Sect Rcnld		1,506,100
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	0		Dep Ovr Comment		
Bsmt Area	1849		Misc Imp Ovr		
			Misc Imp Ovr Comment		
			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	1,849	1,849	1,849	290.50	537,130
BSM	Basement	0	1,849	370	58.13	107,484
CAN	Canopy	0	44	4	26.41	1,162
DCK	Deck	0	318	32	29.23	9,296
FGR	Garage	0	576	230	116.00	66,814
FOP	Open Porch	0	116	17	42.57	4,938
FUS	Finished Upper Story	2,775	2,775	2,775	290.50	806,131
PTO	Patio	0	396	20	14.67	5,810
Ttl Gross Liv / Lease Area		4,624	7,923	5,297		1,538,765

