

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
CASO DAVID M			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed	
CASO DEBORAH J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,149,800	1,149,800	
PO BOX 2791				0 Light	0 Bay Ft	RES LAND	1010	3,292,900	3,292,900	
SUPPLEMENTAL DATA										
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3392 Total Acres 3.687 Chapter Lan		Cyclical Exemption W W District Res Exem		RESIDNTL	1010	29,800	29,800	
GIS ID F_881896_2842987		Assoc Pid#		Total		4,472,500		4,472,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CASO DAVID M	51240	112	06-17-2019	Q	I	3,300,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
HALL JUDITH J	30563	346	05-20-2005	U	I	1	1F	2023	1010	948,800	2022	1010	868,300	2021	1010	877,000
HALL JUDITH J	28834	0052	08-10-2004	U	I	100	1F		1010	3,133,300		1010	2,670,200		1010	2,224,500
HALL JUDITH J	28834	76	08-10-2004	U	I	100	1F		1010	16,200		1010	16,200		1010	16,200
HALL JUDITH J	17729	49	08-02-1999	U	I	1	1A	Total		4,098,300	Total		3,554,700	Total		3,117,700

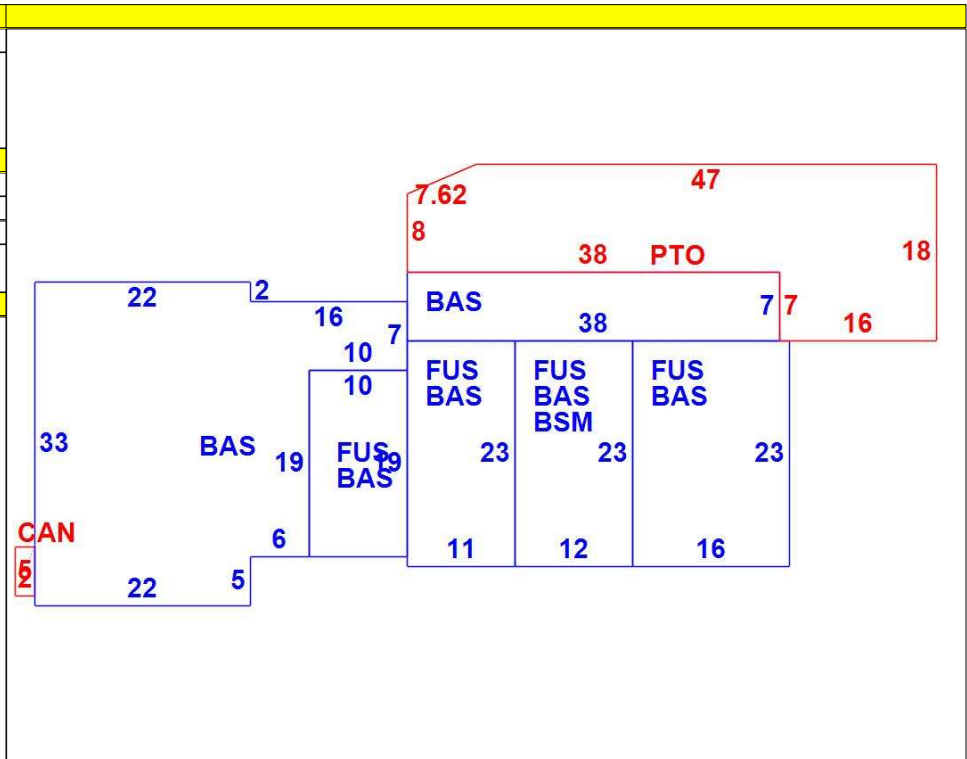
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
Total			0.00												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B		Tracing		Batch								
0090								Appraised Bldg. Value (Card)	1,149,800					
							Appraised Xf (B) Value (Bldg)	0						
							Appraised Ob (B) Value (Bldg)	29,800						
							Appraised Land Value (Bldg)	3,292,900						
							Special Land Value	0						
							Total Appraised Parcel Value	4,472,500						
							Valuation Method	C						
							Total Appraised Parcel Value	4,472,500						

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
QPO-22-38	03-08-2022	MN	Maintenance	3,998		100	03-08-2022	STRIP & REROOF 20 SQUARE		05-07-2020	SJT	5		01	Measure - No Entry
BP-19-299	09-25-2019	RM		123,000	05-07-2020	100	05-19-2020	Remodel Bathrooms/Kitchen. Re		04-12-2013	VGS			20	Field Review
2013-0076	05-14-2013	MN	Maintenance	7,250		100		STRIP & REROOF		10-04-2012	KP	6		30	Quality Control
452	09-29-2005	RM	Remodel	5,000		100		UPSTAIRS BATHRM		09-11-2006	K+B		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	30,000	SF	11.05	1.00000	5	0.98	0090	3.661	W275		2.7500	109.03	3,270,900	
1	1010	Single Family	RC	Undevelop	2.999	AC	2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	22,000	
Total Card Land Units					3.69	AC	Parcel Total Land Area					3.69	Total Land Value					3,292,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	276	
Model	01	Residential	Bsmt Type	04	
Grade	14	Prime+++	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	09	Pine/Soft Wood			1,323,890
Interior Floor 2			Net Other Adj		78,300
Heat Fuel	02	Oil	Replace Cost		1,402,188
Heat Type	05	Hot Water	Year Built		1890
AC Type	03	Central	Effective Year Built		2003
Bedrooms	4		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		18
Total Rooms	10		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		1,149,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	276		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	580	52.00	1990	A	70	C	1.00	21,100
GNR	GENERATOR	L	1	12400.00	2022	A	70	C	1.00	8,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,305	2,305	2,305	380.10	876,131
BSM	Basement	0	276	55	75.74	20,906
CAN	Canopy	0	10	1	38.01	380
FUS	Finished Upper Story	1,087	1,087	1,087	380.10	413,169
PTO	Patio	0	696	35	19.11	13,304
Ttl Gross Liv / Lease Area		3,392	4,374	3,483		1,323,890

