

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
WHITE ROSALIE W TT		0	Water	0	Private	0	Excellent	Description	Code		Appraised	Assessed
THE 24 FORT HILL LN REAL ESTATE		0	Septic	0	Paved	0	Average	RESIDNTL	1010		1,116,100	1,116,100
24 FORT HILL LN				0	Light	0	Bay Vw	RES LAND	1010		4,234,000	4,234,000
SUPPLEMENTAL DATA												
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4406 Total Acres 2.638 Chapter Lan GIS ID F_881751_2842327			Cyclical Exemption W W District Res Exem Assoc Pid#			RESIDNTL		1010	77,200	77,200
Total										5,427,300	5,427,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WHITE ROSALIE W TT	56514	195	03-03-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
WHITE ROSALIE W TRUSTEE	52234	235	01-16-2020	U	I	100	1A	2023	1010	844,300	2022	1010	770,800	2021	1010	633,200	
WHITE ROSALIE W TRS	17779	0120	08-18-1999	Q	I	1,600,000	00		1010	4,252,000		1010	3,844,500		1010	2,445,200	
WINTERLE JOHN F	11094	0111	07-02-1992	Q	I	675,100	00		1010	56,000		1010	60,500		1010	54,500	
Total								5,152,300		Total		4,675,800		Total		3,132,900	

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																	
NOTES																	
4XF=1-5FIX BTH, 1-4FIX BTH,SINK IN KITCHENETTE 11/2015-JLF 2 ZONE A/C																	
								Appraised Bldg. Value (Card)				1,116,100					
								Appraised Xf (B) Value (Bldg)				0					
								Appraised Ob (B) Value (Bldg)				77,200					
								Appraised Land Value (Bldg)				4,234,000					
								Special Land Value				0					
								Total Appraised Parcel Value				5,427,300					
								Valuation Method				C					
								Total Appraised Parcel Value				5,427,300					

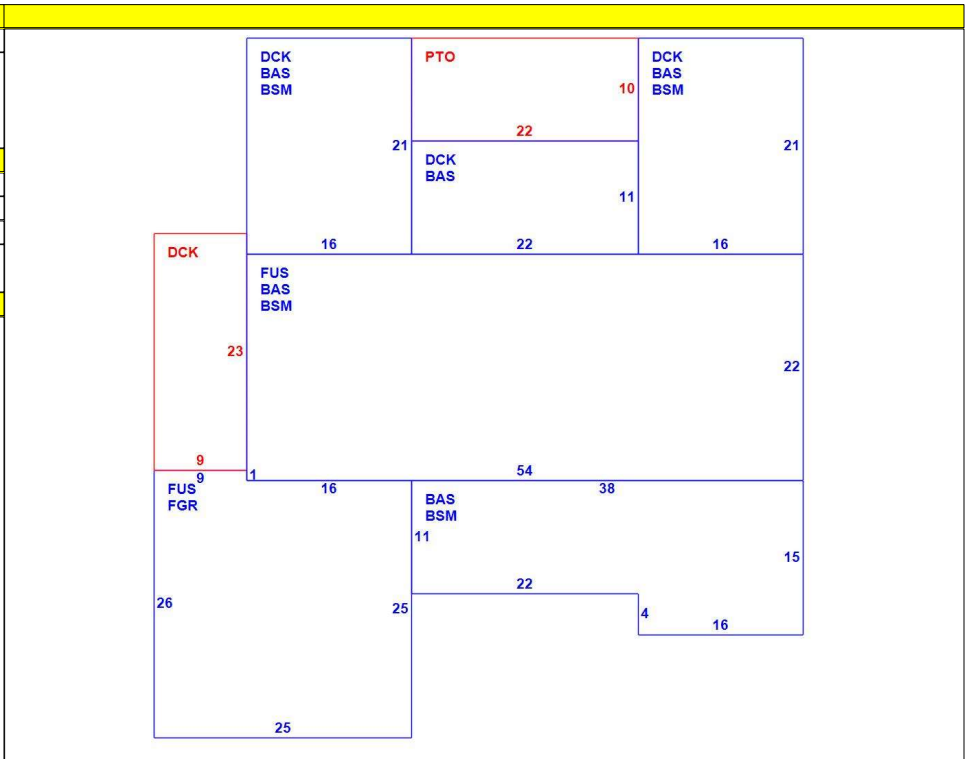
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
2018-106	03-28-2018	MS	Miscellaneous	12,680	06-06-2019	100		REPLACE POSTS, DECKING A	06-06-2019	SJT	5		12	Property Est. - No Access	
2017-343	10-18-2017	DM	Demolish	2,500	06-06-2019	100		DEMO POOL AND PATIO	10-14-2015	JLF	10	1	00	Measure & Listed	
2017-318	10-03-2017	BP	Bldg Permit	26,000	06-06-2019	100		REPLACE A 17' X33' IN-GRD S	04-12-2013	VGS			20	Field Review	
31	02-04-2003	AD	Addition	70,000	01-27-2004	100		BDRM/DECKS/PERGOLA	01-27-2004	KP		1	00	Measure & Listed	
12707	03-02-1993	RM	Remodel	113,000	10-04-1995	100		RMV RF+2ND STY AD							
11195	05-02-1989	MN	Maintenance	3,000	01-01-1991	100		REBUILD PLANK WALK							

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	40,000	8.75	1.00000	5	1.00	0090	3.661		W325	3.2500	104.12	4,164,600	
1	1010	Single Family	RC	Residual	0.470	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	60,200	
1	1010	Single Family	RC	Undevelop	1.250	2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	9,200	
Total Card Land Units					2.64	AC	Parcel Total Land Area					2.64	Total Land Value				4,234,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2342	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	0				
Extra Fixtures	4				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2342				

CONDO DATA			
Parcel Id		C	Owne
			B S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj		1,255,593	
Replace Cost		42,180	
Year Built		1,297,773	
Effective Year Built		1969	
Depreciation Code		2007	
Remodel Rating		E	
Year Remodeled			
Depreciation %		14	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		86	
Cns Sect Rcnd		1,116,100	
Dep % Ovr			
Dep Ovr Comment			
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
SPL1	Ing Pool - Ave	L	576	64.00	1980	A	70	C	1.00	25,800
DCK	Dock	L	399	45.00	1980	A	70	C	1.00	12,600
BOAT	Boat House	L	1,200	80.00	1980	F	55	D	0.50	26,400
GNR	GENERATOR	L	1	12400.00	2019	G	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,584	2,584	2,584	239.12	617,873
BSM	Basement	0	2,342	468	47.78	111,906
DCK	Deck	0	1,121	112	23.89	26,781
FGR	Garage	0	634	254	95.80	60,735
FUS	Finished Upper Story	1,822	1,822	1,822	239.12	435,668
PTO	Patio	0	220	11	11.96	2,630
Ttl Gross Liv / Lease Area		4,406	8,723	5,251		1,255,593

