

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
ALLEN MARTHA L		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
ESTATE OF MARJORIE C MCMANNIS		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		326,200	326,200
PO BOX 4				0	Medium			RES LAND	1010		1,032,200	1,032,200
SUPPLEMENTAL DATA												
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1440 Total Acres .31 Chapter Lan			Cyclical Exemption W District Res Exem			RESIDNTL		1010	61,400	61,400
GIS ID F_881191_2841863		Assoc Pid#			Total		1,419,800		1,419,800			

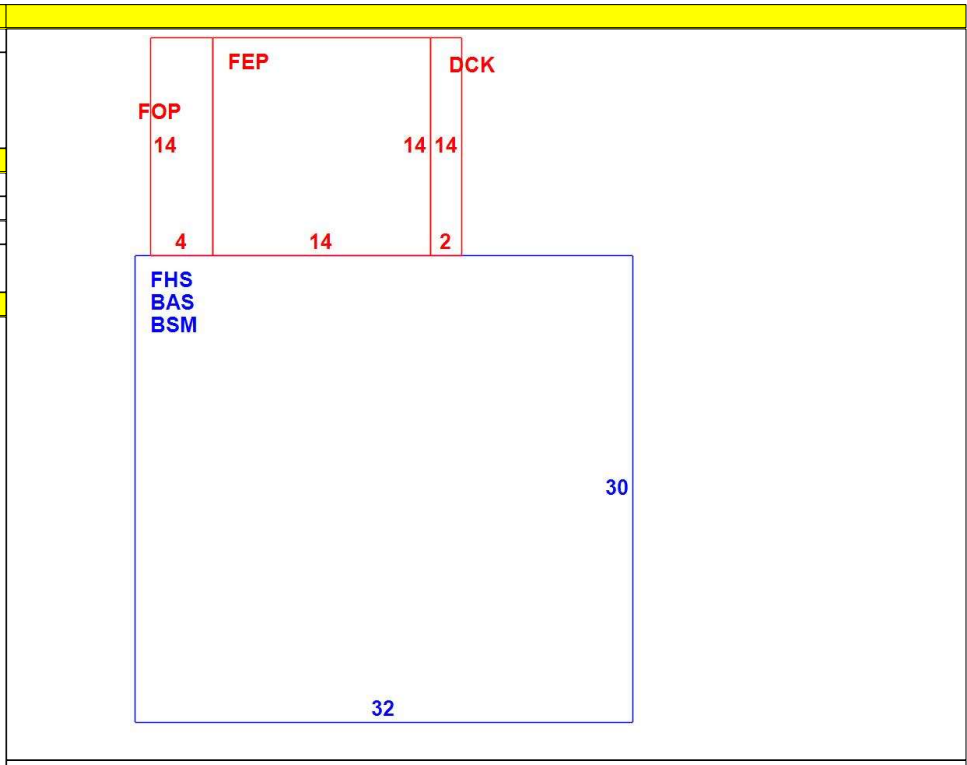
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ALLEN MARTHA L		3185 0077	02-26-1965	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	238,500	2022	1010	199,000	2021	1010	198,600
									1010	898,300		1010	614,600		1010	533,400
									1010	1,200		1010	1,200		1010	1,200
								Total		1,138,000	Total		814,800	Total		733,200

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)				326,200			
0090											Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				61,400				
										Appraised Land Value (Bldg)				1,032,200				
										Special Land Value				0				
										Total Appraised Parcel Value				1,419,800				
										Valuation Method				C				
										Total Appraised Parcel Value				1,419,800				

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-22-358	10-21-2022	NC	New Construct	97,500	06-01-2023	100		24X24 DETACHED GARAGE		12-02-2022	SJT	10		00	Measure & Listed
QPO-21-89	04-22-2021	MN	Maintenance	4,150		100	04-22-2021	Replace 1 door.		04-12-2013	VGS			20	Field Review
241	11-12-2010	AD	Addition	15,000		100		14X14 S PORCH		09-26-2011	KP		1	01	Measure - No Entry

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	13,504 SF	20.88	1.00000	5	1.00	0090	3.661			1.0000		76.44	1,032,200	
Total Card Land Units					0.31	AC	Parcel Total Land Area					0.31	Total Land Value					1,032,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	960	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			442,103
Interior Floor 2			Net Other Adj		17,400
Heat Fuel	03	Gas	Replace Cost		459,504
Heat Type	04	Forced Air-Duc	Year Built		1925
AC Type	01	None	Effective Year Built		1992
Bedrooms	2		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	1		Cns Sect Rcnld		326,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	960		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
SHD1	Shed	L	120	21.00	1968	A	70	C	1.00	1,800
GNR	GENERATOR	L	1	12400.00	2016	A	70	C	1.00	8,700
FGR1	Garage - 1 Sto	L	576	52.00	2022	G	85	A	2.00	50,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	251.05	241,011
BSM	Basement	0	960	192	50.21	48,202
DCK	Deck	0	28	3	26.90	753
FEP	Finished Enclosed Porch	0	196	118	151.14	29,624
FHS	Finished Half Story	480	960	480	125.53	120,505
FOP	Open Porch	0	56	8	35.86	2,008
Ttl Gross Liv / Lease Area		1,440	3,160	1,761		442,103

