

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
RIDPATH BARBARA A  11 WINDSOR COURT MOSCOW ROAD LONDON W2 4SN		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		702,300	702,300
		SUPPLEMENTAL DATA		RES LAND		1010	1,325,600	1,325,600	RESIDNTL		1010	13,400
Alt Prcl ID Scnd Home NEW FY2024 Tax Class T Tot Fin Area 3399 Total Acres .35 Chapter Lan GIS ID F_881197_2841788		Cyclical Exemption W District Res Exem		8		Total		2,041,300	2,029,700			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RIDPATH BARBARA A		37904 0287	11-10-2009	Q	I	1,060,000	00	Year	Code	Assessed	Year	Code	Assessed
POLLACK STEVEN M		18274 0056	02-11-2000	Q	I	525,000	00	2023	1010	533,600	2022	1010	487,900
									1010	1,155,300		1010	795,300
									1010	1,200		1010	1,200
								Total		1,690,100	Total		1,284,400
								Total			Total		1,094,000

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 702,300				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 13,400				
								Appraised Land Value (Bldg) 1,325,600				
								Special Land Value 0				
								Total Appraised Parcel Value 2,041,300				
								Valuation Method C				
								Total Appraised Parcel Value 2,041,300				

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
0090			

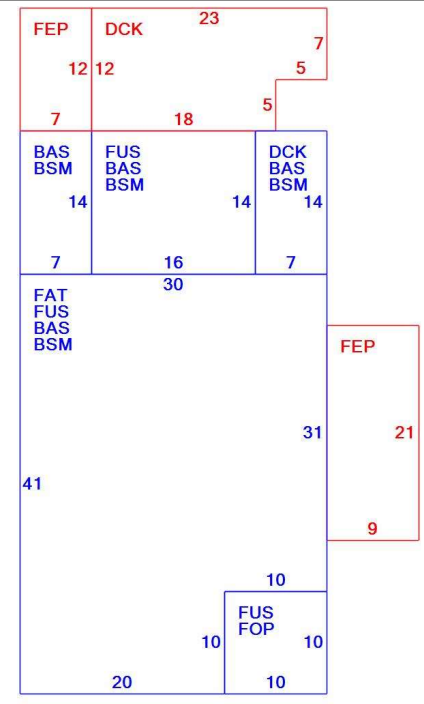
BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-466	11-15-2022	SP	Solar Panels	15,401		100	06-12-2023	Install 11 rooftop solar panels	08-15-2016	JLF	10	1	00	Measure & Listed
QPO-22-25	10-27-2022	MN	Maintenance	14,000		100	10-27-2022	Remove and replace roof shingle	04-12-2013	VGS			20	Field Review
QPO-21-31	12-02-2021	MN	Maintenance	12,312		100	12-02-2021	REPLACE 5 WINDOWS	03-13-2013	AO	6	6	20	Field Review
2014-6	05-05-2014	NC	New Construct	3,800	08-15-2016	100		RPL EXISTING 12 X 12 UTILITY	12-11-2009	KP		4	00	Measure & Listed
139	05-14-2007	NC	New Construct	3,500	08-28-2008	100		2ND LEVEL ROOF DECK						
403	10-20-2001	RM	Remodel	20,000	08-14-2003	100		REPL WNDOS/REDO KITC						
20010105	04-02-2001	RM	Remodel	20,000	08-24-2002	100		DORMERS&NEW WINDOWS						

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	15,246	SF 19.00	1.00000	5	1.00	0090	3.661		V125	1.2500	86.95 1,325,600
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value 1,325,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1550	
Model	01	Residential	Bsmt Type	00	
Grade	07	Very Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	01	None			
Bedrooms	5				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	265				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1550				

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

COST / MARKET VALUATION	
Net Other Adj	817,762
Replace Cost	38,760
Year Built	1857
Effective Year Built	2003
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	702,300
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
SHD1	Shed	L	120	21.00	1980	A	70	C	1.00	1,800
SLR	Solar Panels	L	11	1050.00	2022	A	70	C	1.00	11,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,550	1,550	1,550	211.47	327,782
BSM	Basement	0	1,550	310	42.29	65,556
DCK	Deck	0	349	35	21.21	7,402
FAT	Finished Attic	339	1,130	339	63.44	71,689
FEP	Finished Enclosed Porch	0	273	164	127.04	34,681
FOP	Open Porch	0	100	15	31.72	3,172
FUS	Finished Upper Story	1,454	1,454	1,454	211.47	307,480
Ttl Gross Liv / Lease Area		3,343	6,406	3,867		817,762

