

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MURPHY DAVID W & GAIL S TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
GSM REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	470,700	470,700	
PO BOX 2567				0 Medium		RES LAND	1090	1,574,800	1,574,800	
DUXBURY MA 02331		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1090	1,500	1,500	1,500	
Alt Prcl ID		Cyclical 8								
Scnd Home		Exemption								
Tax Class T		W W								
Tot Fin Area 2638		District								
Total Acres 1.708		Res Exem								
Chapter Lan										
GIS ID F_881424_2841318		Assoc Pid#								
							Total	2,047,000	2,047,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MURPHY DAVID W & GAIL S TT		14334 0269	05-02-1996	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
MURPHY GAIL SOUTHARD		13048 0115	07-28-1994	U	I	1	1F	2023	1090	361,200	2022	1090	297,500
									1090	1,373,800		1090	1,200,900
									1090	1,000		1090	1,000
							Total	1,736,000	Total	1,499,400	Total	1,318,700	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES	
ANTIQUE;1.5 STY = 1 STY W ATTIC,DUCTLESS EXT BTH OUTDOOR SHOWER	

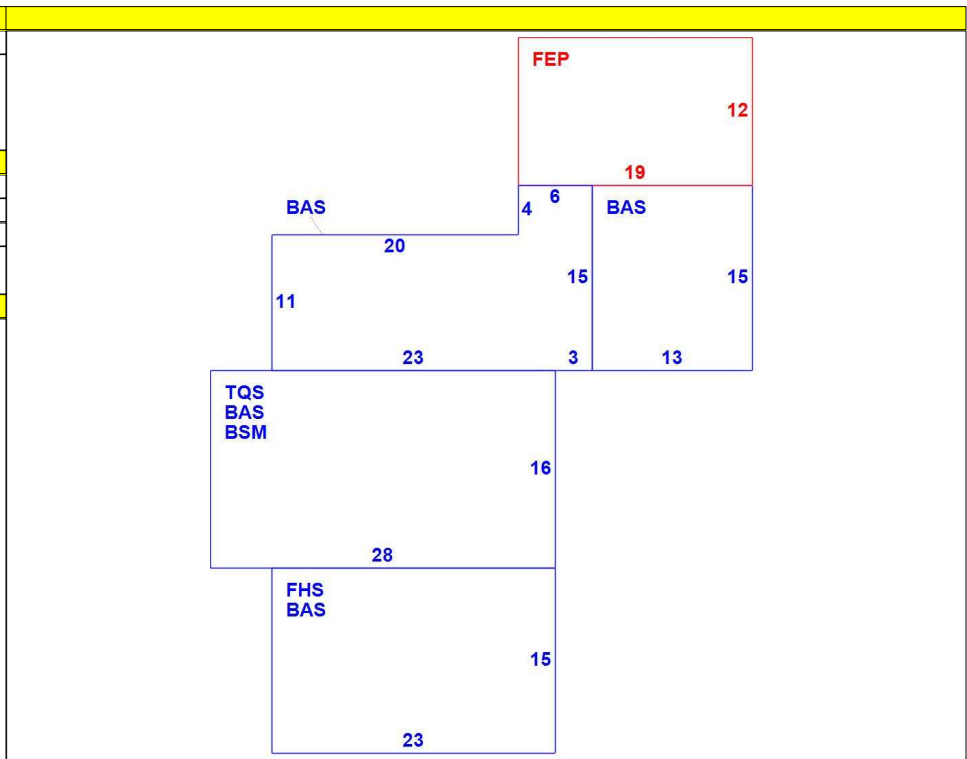
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
104	08-23-2006	MS	Miscellaneous	3,500		100		RE-ROOF		04-12-2013	VGS			20	Field Review
12902	08-04-1993	RM	Remodel	200		100		CONST HANDICAP RAMP		05-27-2008	BSB			07	Measure - Info @ Door
11857	04-10-1991	MN	Maintenance	2,000		100		STRIP & REROOF PCH							

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	1090	Multi Houses	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0090	3.661	VIEW IS LIMITED DUE TO TRE		W115	1.1500	36.84	1,473,600
1	1090	Multi Houses	RC	Residual	0.790 AC	35,000.00	1.00000	5	1.00	0090	3.661				1.0000	2.94	101,200
Total Card Land Units					1.71	AC	Parcel Total Land Area				1.71	Total Land Value				1,574,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	448	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
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	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	4				
Full Baths	1				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	04	Brick			
Bsmt Garage	0				
Bsmt Area	448				

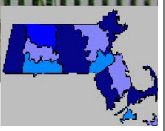
CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
	480,176
Net Other Adj	16,385
Replace Cost	496,561
Year Built	1800
Effective Year Built	1992
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	352,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



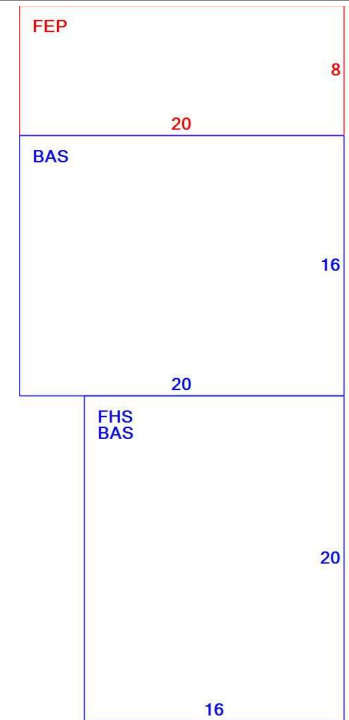
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	100	21.00	1995	A	70	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,298	1,298	1,298	236.07	306,425
BSM	Basement	0	448	90	47.43	21,247
FEP	Finished Enclosed Porch	0	228	137	141.85	32,342
FHS	Finished Half Story	173	345	173	118.38	40,841
TQS	Three Quarter Story	336	448	336	177.06	79,321
Ttl Gross Liv / Lease Area		1,807	2,767	2,034		480,176



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
MURPHY DAVID W & GAIL S TT GSM REALTY TRUST PO BOX 2567  DUXBURY MA 02331		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		470,700	470,700				
		SUPPLEMENTAL DATA		RES LAND		1090	1,574,800	1,574,800	RESIDNTL		1090	1,500	1,500			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2638 Total Acres 1.708 Chapter Lan GIS ID F_881424_2841318		Cyclical Exemption W W District Res Exem		8		Total		2,047,000		2,047,000						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MURPHY DAVID W & GAIL S TT		14334 0269	05-02-1996	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed			
MURPHY GAIL SOUTHARD		13048 0115	07-28-1994	U	I	1	1F	2023	1090	361,200	2022	1090	297,500			
								1090	1,373,800	2021	1090	1,014,200				
								1090	1,000	1,000	1090	1,000				
		Total						Total	1,736,000	Total	1,499,400	Total	1,318,700			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0090																
NOTES																
PREDOMINANT STY HT IS 1.5;DUCTLESS HEAT																
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		
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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0090	3.661		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					1.71	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	03	Average	Unfin Area	0.00	None
Stories	1.6				
Occupancy	1		<b>CONDO DATA</b>		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			171,244
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	03	Gas	Replace Cost		176,244
Heat Type	04	Forced Air-Duc	Year Built		1890
AC Type	01	None	Effective Year Built		1988
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
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		67
Gas Fireplaces	0		Cns Sect Rcnld		118,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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	640	640	640	191.12	122,317	
FEP	Finished Enclosed Porch	0	160	96	114.67	18,348	
FHS	Finished Half Story	160	320	160	95.56	30,579	
Ttl Gross Liv / Lease Area		800	1,120	896		171,244	



541 WASHINGTON ST

