

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
BOWEN RYAN BOWEN KATHRYN Q 60 LONG POINT LN DUXBURY MA 02332			3	Under Water	0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed
					0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	1,840,700	1,840,700
							0	Light	0	Bay Vw	RES LAND	1010	4,276,700	4,276,700
SUPPLEMENTAL DATA											RESIDENTL	1010	106,300	106,300
Alt Prcl ID			Scnd Home		Cyclical		8							
Tax Class			T		W		W							
Tot Fin Area			5655		District									
Total Acres			5.945		Res Exem									
Chapter Lan					Assoc Pid#									
GIS ID			F_882034_2840942											
Total											6,223,700	6,223,700		

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
BOWEN RYAN			56105	11	12-01-2021		Q	I			5,700,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CHRISTOPHER MARK M TT			54924	145	05-06-2021		U	I			6,500,000	1	2023	1010	1,260,100	2022	1010	1,056,800	2021	1090	942,200
DAHLEN SHAWN M TT			9790	113	06-07-1990		U	I			100	1		1010	4,288,500		1010	3,891,500		1090	3,275,700
														1010	48,700		1010	48,700		1090	42,100
Total											5,597,300	Total	4,997,000	Total	4,260,000						

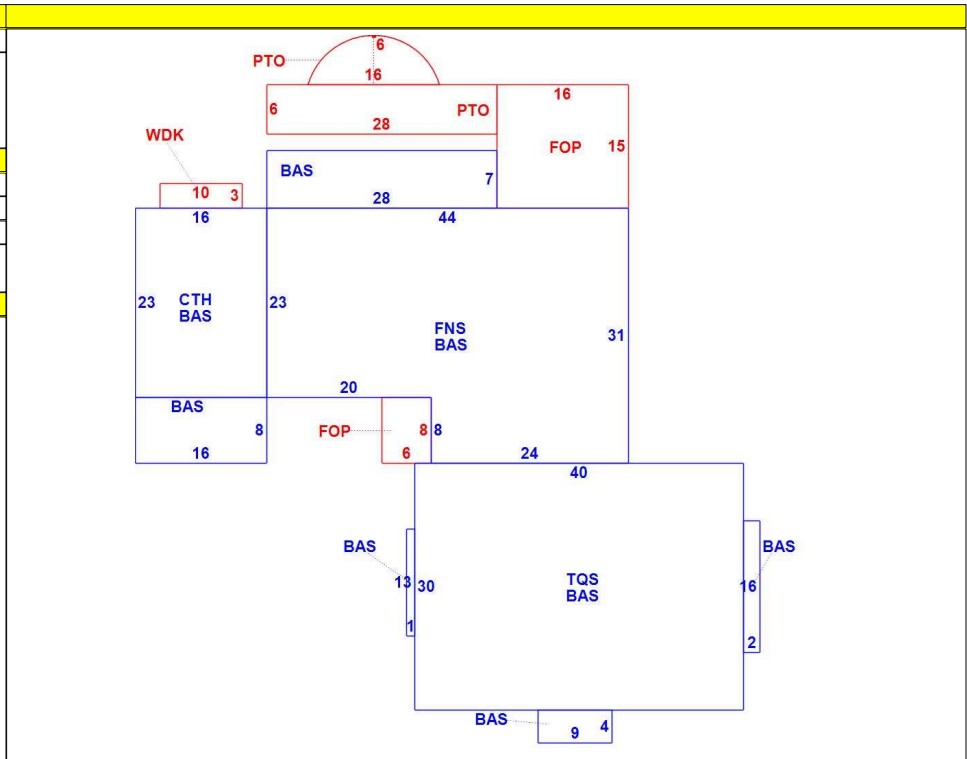
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total	0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0090					Appraised Bldg. Value (Card)				1,840,700
					Appraised Xf (B) Value (Bldg)				0
					Appraised Ob (B) Value (Bldg)				106,300
					Appraised Land Value (Bldg)				4,276,700
					Special Land Value				0
					Total Appraised Parcel Value				6,223,700
					Valuation Method				C
					Total Appraised Parcel Value				6,223,700

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-22-341	11-21-2022	BP	Bldg Permit	100,089	07-24-2023	100		Remove and replace inground po		07-24-2023	SJT			06	Inspection Only
BPO-22-310	08-11-2022	RM	Remodel	100,000		100	08-11-2022	KTCHN/BATH RENO IN EXISTI		06-29-2021	SJD	9	1	00	Measure & Listed
BPO-22-309	08-10-2022	BP	Bldg Permit	400,000		100	08-10-2022	Renovate kitchen and 4 bathroo		04-12-2013	VGS			20	Field Review
13701	06-13-1995	NC	New Construct	51,000	06-04-1996	100		ADD'S TO GAR & OTHER		03-13-2013	AO	6	6	30	Quality Control
12282	04-22-1992	NC	New Construct	12,000	01-01-1993	100		INGROUND POOL 18 X36		09-27-2012	KP	6		30	Quality Control
11923	06-18-1991	NC	New Construct	840	01-01-1992	100		POOL 15 FT DIAMETER		04-08-2008	BSB		1	00	Measure & Listed
11292	06-29-1989	NC	New Construct	160,000	01-01-1991	100									

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	SF	8.75	1.00000	5	1.00	0090	3.661		W325	3.2500	104.12	4,164,600
1	1010	Single Family	RC	Residual	0.623	AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	79,900
1	1010	Single Family	WP	Undevelop	4.403	AC	2,000.00	1.00000	0	1.00	0090	3.661	MARSH		1.0000	0.17	32,200
Total Card Land Units					5.95	AC	Parcel Total Land Area					5.95	Total Land Value				4,276,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	12	Prime +	Unfin Area	0.00	Crawl
Stories	1.75		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,792,954
Interior Floor 2			Replace Cost		62,000
Heat Fuel	02	Oil	Year Built		1,854,953
Heat Type	05	Hot Water	Effective Year Built		1953
AC Type	03	Central	Depreciation Code		2005
Bedrooms	5		Remodel Rating		E
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		16
Extra Fixtures	3		Functional Obsol		
Total Rooms	12		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		84
Extra Openings	1		Cns Sect Rcnld		1,558,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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
DCK	Dock	L	472	45.00	1990	A	70	B	1.50	22,300
SPL1	Ing Pool - Ave	L	570	64.00	2022	E	100	A	2.00	73,000
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700
WDK	Deck	L	156	21.00	1990	A	70	C	1.00	2,300

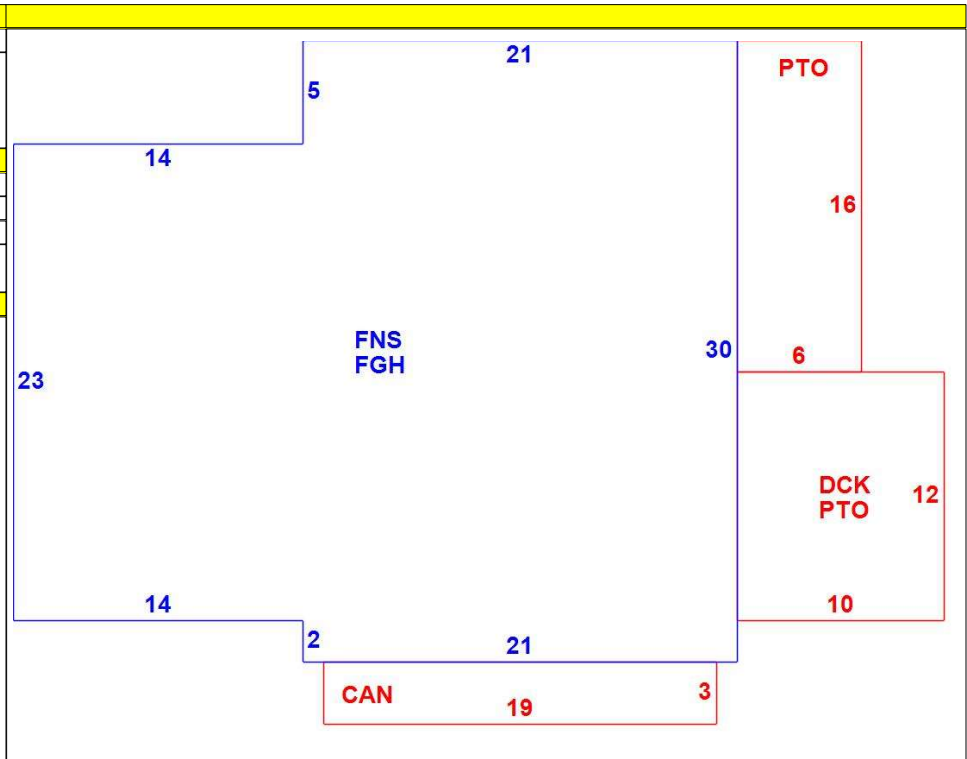
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,177	3,177	3,177	341.13	1,083,754
CTH	Cathedral Ceiling	0	368	37	34.30	12,622
FNS	Finished 90% Story	1,084	1,204	1,084	307.13	369,780
FOP	Open Porch	0	288	43	50.93	14,668
PTO	Patio	0	239	12	17.13	4,094
TQS	Three Quarter Story	900	1,200	900	255.84	307,013
WDK	Deck	0	30	3	34.11	1,023
Ttl Gross Liv / Lease Area		5,161	6,506	5,256		1,792,954



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
BOWEN RYAN BOWEN KATHRYN Q 60 LONG POINT LN DUXBURY MA 02332		3	Under Water	0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed			RESIDNTL 1010 1,840,700 1,840,700 RES LAND 1010 4,276,700 4,276,700 RESIDNTL 1010 106,300 106,300			
				0	No Sewer	0	Paved	0	Average										
						0	Light	0	Bay Vw										
SUPPLEMENTAL DATA																			
Alt Prcl ID		Scnd Home		Cyclical Exemption		8													
Tax Class T		W		District		W													
Tot Fin Area 5655		Total Acres 5.945		Chapter Lan		Res Exem													
GIS ID F_882034_2840942		Assoc Pid#								Total 6,223,700 6,223,700									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
BOWEN RYAN		56105	11	12-01-2021		Q	I			5,700,000		00	Year	Code	Assessed	Year	Code	Assessed	
CHRISTOPHER MARK M TT		54924	145	05-06-2021		U	I			6,500,000		1	2023	1010	1,260,100	2022	1010	1,056,800	
DAHLEN SHAWN M TT		9790	113	06-07-1990		U	I			100		1		1010	4,288,500		1010	3,891,500	
														1010	48,700		1010	48,700	
		Total											Total	5,597,300	Total	4,997,000	Total	4,260,000	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int									
				0.00								APPRAISED VALUE SUMMARY							
		Total		0.00								Appraised Bldg. Value (Card) 1,840,700							
												Appraised Xf (B) Value (Bldg) 0							
												Appraised Ob (B) Value (Bldg) 106,300							
												Appraised Land Value (Bldg) 4,276,700							
												Special Land Value 0							
												Total Appraised Parcel Value 6,223,700							
												Valuation Method C							
												Total Appraised Parcel Value 6,223,700							
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	1010	Single Family			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					5.95	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	01	
Grade	05	Ave/Good	Unfin Area	0.00	Slab
Stories	1				
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	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			317,131
Interior Floor 2			Net Other Adj		7,540
Heat Fuel	03	Gas	Replace Cost		324,672
Heat Type	04	Forced Air-Duc	Year Built		1995
AC Type	01	None	Effective Year Built		2008
Bedrooms	1		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
Total Rooms	3		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		87
Gas Fireplaces	0		Cns Sect Rcnd		282,500
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	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
CAN	Canopy	0	57	6	24.51	1,397
DCK	Deck	0	120	12	23.28	2,794
FGH	Heated Garage	0	952	476	116.42	110,833
FNS	Finished 90% Story	857	952	857	209.61	199,546
PTO	Patio	0	216	11	11.86	2,561
Ttl Gross Liv / Lease Area		857	2,297	1,362		317,131

