

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
CROSBY WILLIAM E & CROSBY EMM C/O SABINA CROSBY BARRETT 58 SUNSET RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code			Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			216,500	216,500			
		SUPPLEMENTAL DATA		RES LAND		1010	1,463,500	1,463,500	RESIDNTL			1010	157,700	157,700		
Alt Prcl ID Scnd Home LEASED Tax Class T Tot Fin Area 1272 Total Acres .92 Chapter Lan GIS ID F_880387_2841555		Cyclical Exemption W District Res Exem		8		Total		1,837,700	1,837,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CROSBY WILLIAM E & CROSBY EMMY		LCC 58944	09-30-1977	U	I	47,000	1	Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	163,100	2022	1010	148,600			
									1010	1,276,700		1010	868,600			
									1010	104,200		1010	104,200			
								Total		1,544,000	Total		1,121,400			
								Total		971,700						
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0090																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
2014-216	07-28-2014	AD	Addition	176,500	06-14-2016	100		CONSTRUCT A 339' 1 STORY A	09-19-2017	JLF	2		20	Field Review		
									06-14-2016	JLF	1		01	Measure - No Entry		
									04-12-2013	VGS			20	Field Review		
									08-03-1999	CMS		1	00	Measure & Listed		
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	40,075 SF	8.75	1.00000	5	1.00	0090	3.661		V120,ES95	1.1400	36.52	1,463,500
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			1,463,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	856	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			316,565
Interior Floor 2			Net Other Adj		6,500
Heat Fuel	02	Oil	Replace Cost		323,065
Heat Type	05	Hot Water	Year Built		1920
AC Type	01	None	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	6		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		216,500
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	856		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
FGR1	Garage - 1 Sto	L	360	52.00	1970	A	70	C	1.00	13,100
BRN9	Barn - Liv Area	L	1,176	123.00	2015	E	100	C	1.00	144,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	856	856	856	219.08	187,529
BSM	Basement	0	856	171	43.76	37,462
FOP	Open Porch	0	12	2	36.51	438
FUS	Finished Upper Story	416	416	416	219.08	91,136
Ttl Gross Liv / Lease Area		1,272	2,140	1,445		316,565

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