

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ALDEN KINDRED OF AMERICA			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
PATRICIA RANDALL			0 No Sewer	0 Paved	0 Average	BLDG	956R	1,037,500	1,037,500	
PO BOX 2754				0 Medium		LAND	956R	551,800	551,800	
DUXBURY MA 02331		SUPPLEMENTAL DATA			08	956R	4,200	4,200	4,200	
Alt Prcl ID		Cyclical 6								
Scnd Home		Exemption								
Tax Class E		W								
Tot Fin Area 4836		District								
Total Acres 4.236		Res Exem								
Chapter Lan										
GIS ID F_877392_2842613		Assoc Pid#								
							Total	1,593,500	1,593,500	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ALDEN KINDRED OF AMERICA		2648 0483	01-01-2001	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2023	956R	892,700	2022	956R	764,500	2021	956R	772,900
									956R	540,100		956R	457,900		956R	414,100
									956R	2,800		956R	2,800		956R	2,800
							Total	1,435,600	Total	1,225,200	Total	1,189,800				

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								
0070					Appraised Bldg. Value (Card)						1,033,000	
					Appraised Xf (B) Value (Bldg)						4,500	
					Appraised Ob (B) Value (Bldg)						4,200	
					Appraised Land Value (Bldg)						551,800	
					Special Land Value						0	
					Total Appraised Parcel Value						1,593,500	
					Valuation Method						C	
					Total Appraised Parcel Value						1,593,500	

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
QPO-22-72	04-28-2022	MN	Maintenance	5,875		100	04-28-2022	NEW ROOF		05-13-2014	DG			00	Measure & Listed
2018-88	03-21-2018	MS	Miscellaneous	8,500		100	06-25-2019	REPLACE 9' X 8' LANDING. HA		04-12-2013	VGS			20	Field Review
2014-8	06-03-2014	MS	Miscellaneous	3,800		100		INSTALL 10 X16 UTILITY BLDG		03-20-2000	K&D		1	00	Measure & Listed
15282	01-11-1999	MN	Maintenance	5,000		100		STRIP & REROOF							
14822	02-20-1998	NC	New Construct	20,000	09-04-2001	100		40X20 BARN							
14715	10-24-1997	AD	Addition	10,000		100		21X41 FOUNDATION							
13952	02-07-1996	DM	Demolish	1,000		100		DEMLSH 30X50 MTGHALL							

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	956R	Libraries, Musue	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0070	1.389			1.0000	12.16	486,200	
1	956R	Libraries, Musue	RC	Residual	2.398 AC	35,000.00	0.54021	5	1.00	0070	1.389			1.0000	0.60	63,000	
1	956R	Libraries, Musue		Undevelop	0.920 AC	2,000.00	1.00000	0	1.00	0070	1.389	WETLAND		1.0000	0.06	2,600	
Total Card Land Units					4.24 AC	Parcel Total Land Area					4.24	Total Land Value					551,800

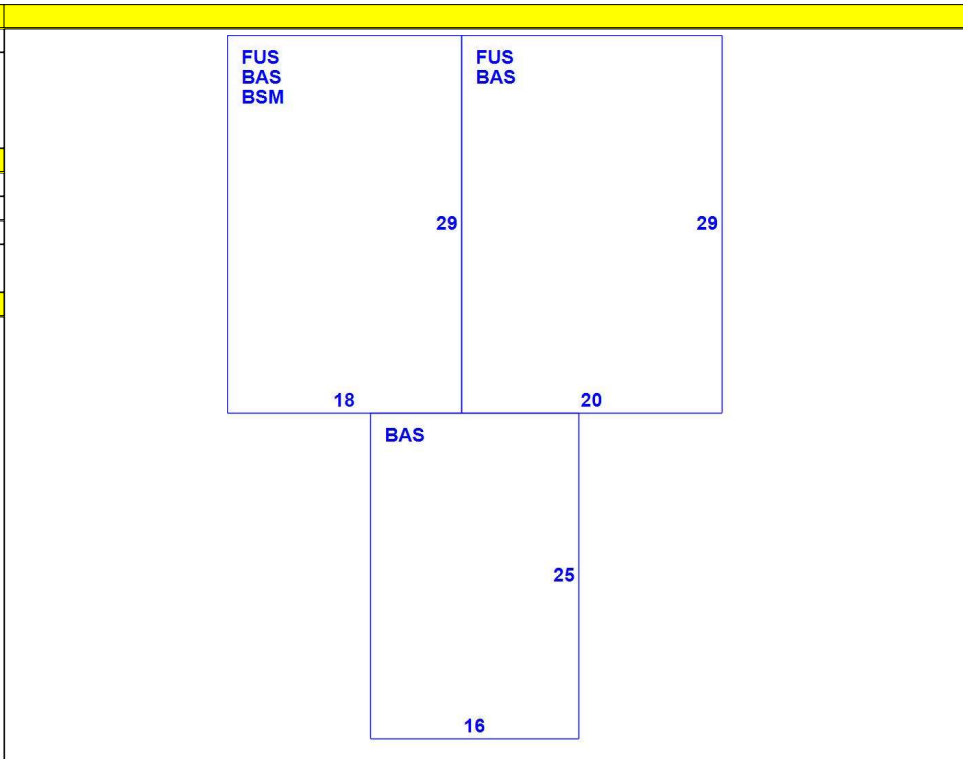
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	522	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2	07	Pine/Wood	COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	01	Wood/Coal/None	Net Other Adj		578,703
Heat Type	01	None	Replace Cost		4,350
AC Type	01	None	Year Built		583,052
Bedrooms	4		Effective Year Built		1653
Full Baths	0		Depreciation Code		1988
Half Baths	0		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	8		Depreciation %		33
Bath Style	01	Old Style	Functional Obsol		
Kitchen Style	01	Old Style	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		67
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		390,600
FBM Quality			Dep % Ovr		
Foundation	03	Stone	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	522		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
SHD1	Shed	L	160	21.00	2014	A	70	C	1.00	2,400

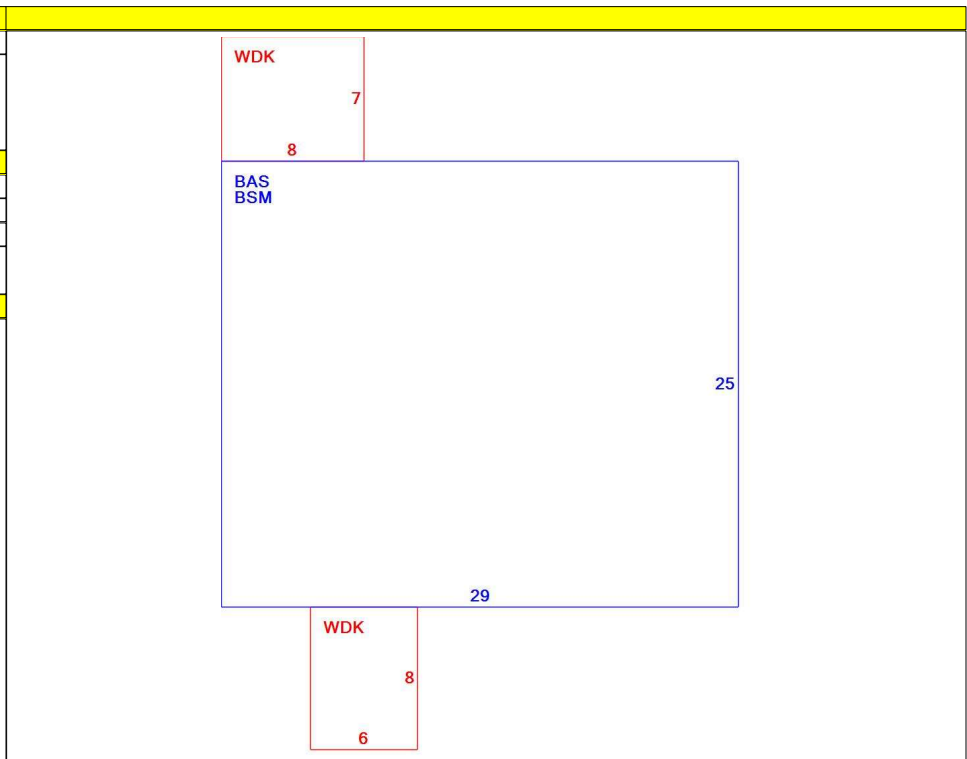
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,502	1,502	1,502	213.70	320,979
BSM	Basement	0	522	104	42.58	22,225
FUS	Finished Upper Story	1,102	1,102	1,102	213.70	235,499
Ttl Gross Liv / Lease Area		2,604	3,126	2,708		578,703



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
ALDEN KINDRED OF AMERICA PATRICIA RANDALL PO BOX 2754 DUXBURY MA 02331		0	Water	0	Feeder	0	Average	Description	Code		Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	BLDG	956R		1,037,500	1,037,500				
		SUPPLEMENTAL DATA		0	Medium			LAND	956R		551,800	551,800				
						08	956R	4,200	4,200							
		Alt Prcl ID Scnd Home Tax Class E Tot Fin Area 4836 Total Acres 4.236 Chapter Lan GIS ID F_877392_2842613		Cyclical Exemption W District Res Exem Assoc Pid#		6		Total		1,593,500	1,593,500					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ALDEN KINDRED OF AMERICA		2648 0483	01-01-2001	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed			
								2023	956R	892,700	2022	956R	764,500			
									956R	540,100		956R	457,900			
									956R	2,800		956R	2,800			
								Total		1,435,600	Total		1,225,200			
								Total		1,189,800	Total		1,189,800			
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								
0070																
NOTES																
GROUNDS KEEPER RESIDENCE																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY							
									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	956R	Libraries, Musue			0.000 AC	0.00	1.00000	0	1.00	0070	1.389		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					4.24	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	696	
Model	01	Residential	Bsmt Type	00	N/A
Grade	05	Ave/Good	Unfin Area	0.00	
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	05	Average			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2	07	Pine/Wood	COST / MARKET VALUATION		
Interior Floor 1	14	Carpet			231,660
Interior Floor 2			Net Other Adj		10,400
Heat Fuel	02	Oil	Replace Cost		242,060
Heat Type	04	Forced Air-Duc	Year Built		1945
AC Type	01	None	Effective Year Built		1990
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		69
Gas Fireplaces	0		Cns Sect Rcnd		167,000
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	696		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	725	725	725	263.25	190,856	
BSM	Basement	0	725	145	52.65	38,171	
WDK	Deck	0	104	10	25.31	2,633	
Ttl Gross Liv / Lease Area		725	1,554	880		231,660	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ALDEN KINDRED OF AMERICA			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
PATRICIA RANDALL			0 No Sewer	0 Paved	0 Average	BLDG	956R	1,037,500	1,037,500
PO BOX 2754		SUPPLEMENTAL DATA				LAND	956R	551,800	551,800
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class E Tot Fin Area 4836 Total Acres 4.236 Chapter Lan GIS ID F_877392_2842613			Cyclical 6 Exemption W District Res Exem Assoc Pid#	08	956R	4,200	4,200
							Total	1,593,500	1,593,500

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ALDEN KINDRED OF AMERICA		2648 0483	01-01-2001	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2023	956R	892,700	2022	956R	764,500	2021	956R	772,900	
									956R	540,100		956R	457,900		956R	414,100	
									956R	2,800		956R	2,800		956R	2,800	
							Total	1,435,600			Total	1,225,200			Total	1,189,800	

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			
									Appraised Bldg. Value (Card) 1,033,000			
			Total	0.00					Appraised Xf (B) Value (Bldg) 4,500			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			Batch

NOTES				VISIT / CHANGE HISTORY					
NEW BUILDING-OFFICES,MEETING RM,ETC				Date	Id	Type	Is	Cd	Purpose/Result
				Total Appraised Parcel Value				1,593,500	
				Valuation Method				C	
				Total Appraised Parcel Value				1,593,500	

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	
3	956R	Libraries, Musue			0.000 AC	0.00	1.00000	0	1.00	0070	1.389		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					4.24	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	00	
Grade	07	Very Good	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1				
Exterior Wall 1	06	Board & Batten			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2	07	Pine/Wood			
Interior Floor 1	14	Carpet			
Interior Floor 2	09	Pine/Soft Wood			
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	0				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	3				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION	
Net Other Adj	526,454
Replace Cost	20,000
Year Built	546,455
Effective Year Built	1999
Depreciation Code	2008
Remodel Rating	G
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	475,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

CTH
BAS
FLL

21

41

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
A/C	Air Conditionin	B	861	6.00	2008		87		0.00	4,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	861	861	861	330.48	284,543	
CTH	Cathedral Ceiling	0	861	86	33.01	28,421	
FLL	Fin Lower Level	646	861	646	247.96	213,490	
Ttl Gross Liv / Lease Area		1,507	2,583	1,593		526,454	

