

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
DUXBURY TOWN OF 878 TREMONT ST DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed								
			0 No Sewer	0 Paved	0 Average	BLDG	9310	2,563,900	2,563,900								
		SUPPLEMENTAL DATA			0 Heavy		LAND	9310	564,900		564,900						
		Alt Prcl ID Scnd Hom Tax Class E Tot Fin Are 7912 Total Acres 6.368 Chapter La GIS ID F_878639_2843251			Cyclical Exemption W District Res Exem Assoc Pid#		OB	9310	249,200	249,200							
						Total		3,378,000	3,378,000								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DUXBURY TOWN OF		1706 0299	03-25-1936	U	I	0	1N	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2023	9310	2,246,000	2022	9310	2,246,000	2021	9310	1,484,300	
									9310	576,500		9310	491,500		9310	453,500	
									9310	161,100		9310	161,100		9310	161,100	
						Total		2,983,600	Total		2,898,600	Total		2,098,900			
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										APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name		B		Tracing		Batch										
0070																	
NOTES																	
PERCY L. WALKER SWIMMING POOL NO ENTRY TO UBM-EST ON SIZE/LOC																	
										Appraised Bldg. Value (Card)		2,512,500					
										Appraised Xf (B) Value (Bldg)		51,400					
										Appraised Ob (B) Value (Bldg)		249,200					
										Appraised Land Value (Bldg)		564,900					
										Special Land Value		0					
										Total Appraised Parcel Value		3,378,000					
										Valuation Method		C					
										Total Appraised Parcel Value		3,378,000					
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
CPO-21-2	02-05-2021	MN	Maintenance	60,000		100		Install mechanical access platfor				06-19-2014	DG			00	Measure & Listed
161	09-01-2009	RM	Remodel	1,889,853		100		PERCY WALKER POOL				04-12-2013	VGS			20	Field Review
13809	08-25-1995	RM	Remodel	3,000		100		MOVE & ENC REC AREA									
11751	10-31-1990	MN	Maintenance	114,000	10-31-1991	100		ROOFING & ASSOC WORK									
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value
1	9310	Other	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0070	1.389			0		12.16	486,200
1	931R	Improved	OS	Residual	5.450	AC 35,000.00	0.29705	5	1.00	0070	1.389			0		0.33	78,700
Total Card Land Units					6.37	AC	Parcel Total Land Area: 6.37					Total Land Value					564,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	89	Other Municip			
Model	94	Commercial			
Grade	06	Good			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2	01	Minimum			
Interior Floor 1	05	Vinyl			
Interior Floor 2	03	Concrete			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type					
Bldg Use	9310	Other			
Total Rooms	3				
Total Baths	2				
SF Finish Bsmt	0				
Lighting Class					
Heat/AC	01	Heat/Ac Pkgs			
Pct Heated					
Baths/Plumbing	03	Above Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	16.00				
Base Floor					
1st Floor Use					

MIXED USE		
Code	Description	Percentage
9310	Other	100
		0
		0

COST / MARKET VALUATION	
RCN	3,305,946
Year Built	1976
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcndd	2,512,500
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SPL2	Ing Pool-Good	L	3,000	89.00	1980	A	70	C	1.00	186,900
PTO	Patio	L	4,357	15.00	1980	A	70	C	1.00	45,700
PAV1	Paving - Asphal	L	5,000	4.00	1980	A	70	C	1.00	14,000
LT3	Lights - Incnd	L	6	620.00	1980	A	70	C	1.00	2,600
SPR1	Sprinklers - Wet	B	12,536	5.40	1998		76		0.00	51,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	12,536	12,536	12,536	249.24	3,124,498	
BSM	Basement	0	3,108	622	49.88	155,029	
FEP	Finished Enclosed Porch	0	98	59	150.05	14,705	
FOP	Open Porch	0	312	47	37.55	11,714	
Ttl Gross Liv / Lease Area		12,536	16,054	13,264		3,305,946	

