

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
BROOK TIMOTHY S BROOK MARGARET M 191 DEPOT ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	RESIDNTL RES LAND				1010 1010	466,900 436,300	466,900 436,300			
SUPPLEMENTAL DATA												PREVIOUS ASSESSMENTS (HISTORY)									
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2110 Total Acres .353 Chapter Lan GIS ID F_877249_2837468						Cyclical 9 Exemption W District Res Exem Assoc Pid#						Total		903,200	903,200						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
BROOK TIMOTHY S				13161	0312	09-23-1994		Q	I	225,700		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
													2023	1010 1010	351,800 518,400	2022	1010 1010	296,000 404,400	2021	1010 1010	294,400 339,800
													Total		870,200	Total		700,400	Total		634,200
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													
0080																					
NOTES												Appraised Bldg. Value (Card)				466,900					
												Appraised Xf (B) Value (Bldg)				0					
												Appraised Ob (B) Value (Bldg)				0					
												Appraised Land Value (Bldg)				436,300					
												Special Land Value				0					
												Total Appraised Parcel Value				903,200					
												Valuation Method				C					
												Total Appraised Parcel Value				903,200					
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				
284	09-19-2008	AD	Addition	45,000	12-18-2008	100		2 STY 485',D136'				01-24-2023	SJT	10		00	Measure & Listed				
5	01-02-2008	NC	New Construct	5,000	12-19-2008	100		FOUNDATION				04-12-2013	VGS			20	Field Review				
20010060	02-23-2001	RM	Remodel	10,000	08-16-2002	100		BASEMENT PLAYROOM				02-10-2009	KP		1	00	Measure & Listed				
13299	07-12-1994	NC	New Construct	96,000	05-16-1996	100		26X36 2STY/GAR UND													
13297	07-12-1994	DM	Demolish	1,000	11-30-1995	100		HOUSE & CHIX COOP													
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	15,393 SF	18.86	1.00000	5	1.00	0080	1.503			1.0000		28.34	436,300				
Total Card Land Units					0.35 AC	Parcel Total Land Area					0.35	Total Land Value					436,300				

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1264	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	299				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1264				

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

COST / MARKET VALUATION	
Net Other Adj	503,726
Replace Cost	32,988
Year Built	536,713
Effective Year Built	1995
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	466,900
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,200	1,200	1,200	210.24	252,283
BSM	Basement	0	1,264	253	42.08	53,190
DCK	Deck	0	172	17	20.78	3,574
FUS	Finished Upper Story	224	224	224	210.24	47,093
TQS	Three Quarter Story	702	936	702	157.68	147,586
Ttl Gross Liv / Lease Area		2,126	3,796	2,396		503,726

