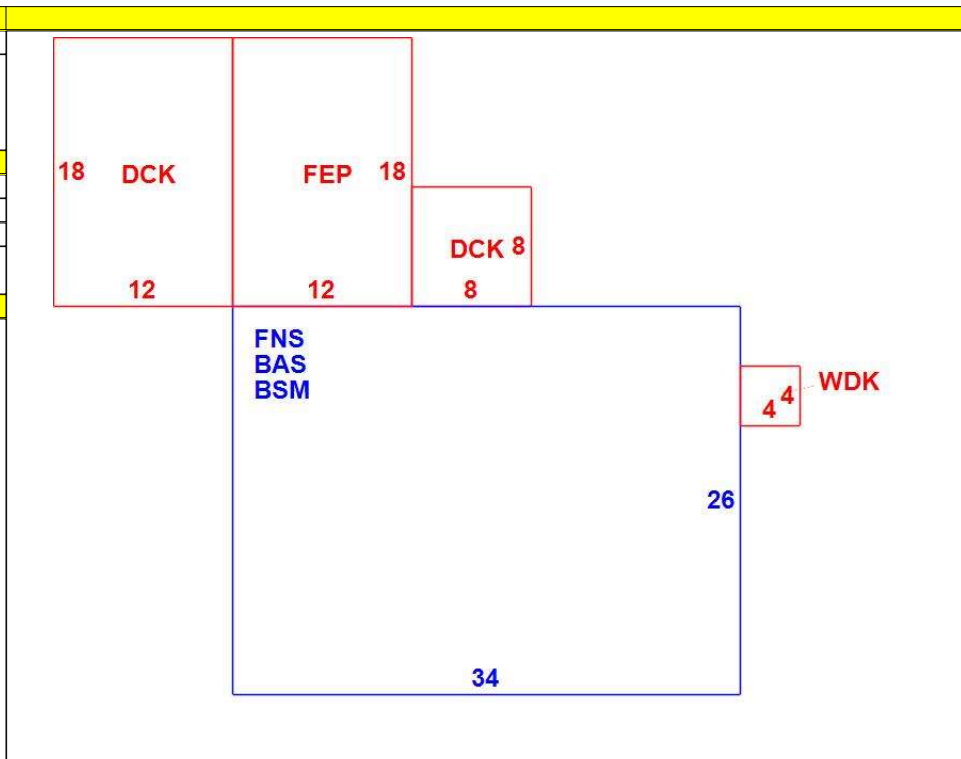


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
MAHONEY CORINNE MACAUSLAND WILLIAM 6 HILLSIDE LN DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	326,600	326,600								
		SUPPLEMENTAL DATA		RES LAND		0 Medium		RESIDNTL	1010	366,100	366,100								
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1679 Total Acres 1.378 Chapter Lan GIS ID F_862306_2858720		Cyclical 3 Exemption W District Res Exem Assoc Pid#		RESIDNTL		1010	54,400	54,400											
										Total	747,100	747,100							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
MAHONEY CORINNE KULLAK CHRISTOPHER F PHALEN ROSEMARY		44341	0080	05-22-2014		Q	I	419,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		37251	0188	05-27-2009		Q	I	330,000		00	2023	1010	262,300	2022	1010	233,700	2021	1010	221,600
		36146	0185	07-02-2008		U	I	350,000		1		1010	380,700		1010	313,800		1010	261,500
											1010	11,200		1010	1,100		1010	1,100	
										Total	654,200	Total	548,600	Total	484,200				
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		Appraised Bldg. Value (Card)				326,600					
0050										Appraised Xf (B) Value (Bldg)				0					
												Appraised Ob (B) Value (Bldg)				54,400			
												Appraised Land Value (Bldg)				366,100			
												Special Land Value				0			
												Total Appraised Parcel Value				747,100			
												Valuation Method				C			
												Total Appraised Parcel Value				747,100			
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-21-445 11896	11-02-2021 05-14-1991	NC NC	New Construct New Construct	34,000 500	05-25-2022 01-01-1992	100 100		PLAN #AY-042 3 SEASON RM/N STORAGE SHED 12'X8'				05-25-2022 03-08-2022 08-06-2015 04-12-2013 01-29-2009	SJT SJT SJD VGS KP	5 5 9 20 00		01 01 01 20 00	Measure - No Entry Measure - No Entry Measure - No Entry Field Review 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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000					1.0000	8.75	350,000	
1	1010	Single Family	PD	Residual	0.461	AC 35,000.00	1.00000	5	1.00	0050	1.000					1.0000	0.80	16,100	
Total Card Land Units					1.38	AC	Parcel Total Land Area					1.38	Total Land Value					366,100	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	00	Gambrel	Bsmt Area	884			
Model	01	Residential	Bsmt Type	04			
Grade	05	Ave/Good	Unfin Area	0.00	Full		
Stories	1.9						
Occupancy	1						
Exterior Wall 1	14	Wood Shingle					
Exterior Wall 2	11	Clapboard					
Roof Structure	07	Gambrel					
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	1						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	7						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	660						
FBM Quality	04	Above Average					
Foundation	06	Poured Conc					
Bsmt Garage	0						
Bsmt Area	884						

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

COST / MARKET VALUATION			
Net Other Adj		412,352	
Replace Cost		35,100	
Year Built		1975	
Effective Year Built		1994	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		27	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		73	
Cns Sect Rcnld		326,600	
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
SHD1	Shed	L	112	21.00	1993	A	70	C	1.00	1,600
GNR	GENERATOR	L	1	12400.00	2021	A	70	C	1.00	8,700
HTB	Hot Tub	L	6	10500.00	2022	A	70	C	1.00	44,100

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor	884	884	884	204.44	180,723			
BSM	Basement	0	884	177	40.93	36,186			
DCK	Deck	0	280	28	20.44	5,724			
FEP	Finished Enclosed Porch	0	216	130	123.04	26,577			
FNS	Finished 90% Story	796	884	796	184.09	162,733			
WDK	Deck	0	16	2	25.55	409			
Ttl Gross Liv / Lease Area		1,680	3,164	2,017		412,352			

