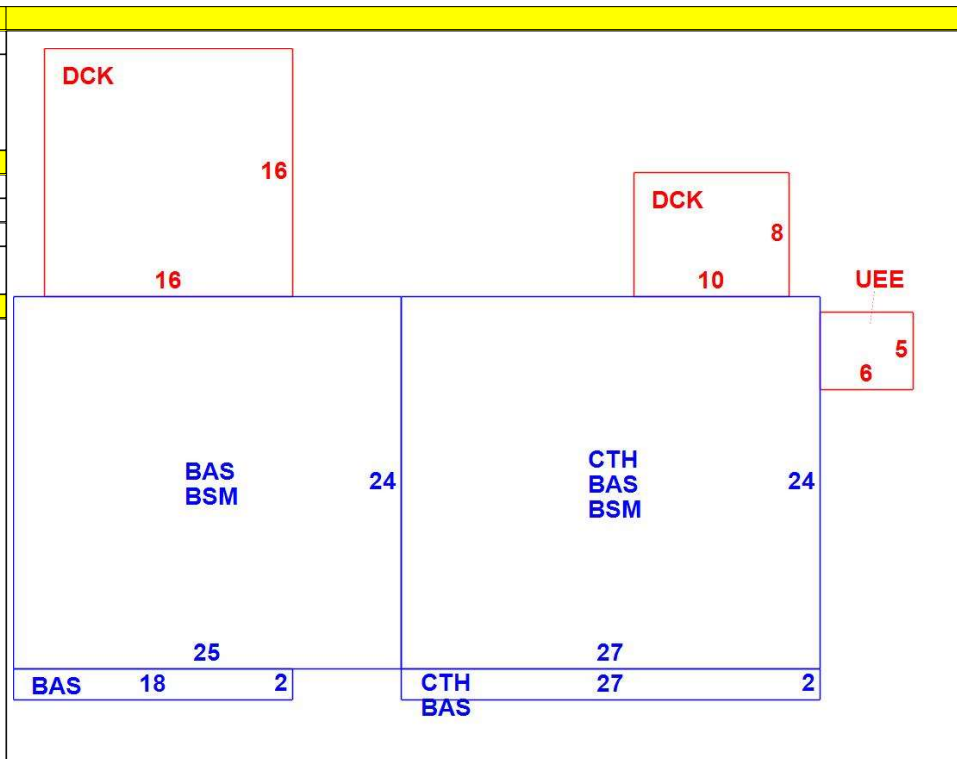


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
REYNOLDS JOHN A & CORNELIA 689 TREMONT ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	203,900	203,900									
				0	Heavy			RES LAND	1010	541,500	541,500									
SUPPLEMENTAL DATA										RESIDNTL	1010	37,600	37,600							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1338 Total Acres 5.300 Chapter Lan GIS ID F_875676_2836115				Cyclical Exemption W District Res Exem Assoc Pid#		6				Total		783,000	783,000							
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
REYNOLDS JOHN A & CORNELIA GARRITY MARK V			53353	117	08-31-2020		Q	I	550,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
			17519	0241	06-01-1999		Q	I	290,000		00	2023	1010	197,600	2022	1010	170,800	2021	1010	158,800
												1010	613,400	1010	393,800	1010	21,600	1010	379,900	
												1010	21,600	1010	21,600	1010	24,400			
			Total									832,600		Total		586,200		Total		563,100
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												
0060																				
NOTES													Appraised Bldg. Value (Card)				203,900			
													Appraised Xf (B) Value (Bldg)				0			
													Appraised Ob (B) Value (Bldg)				37,600			
													Appraised Land Value (Bldg)				541,500			
													Special Land Value				0			
													Total Appraised Parcel Value				783,000			
													Valuation Method				C			
													Total Appraised Parcel Value				783,000			
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		
													05-03-2021	SJD	9		01	Measure - No Entry		
													10-07-2020	SJT	10		01	Measure - No Entry		
													04-12-2013	VGS			20	Field Review		
													06-18-2008	BSB		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	40,000	SF 8.75	1.00000	5	1.00	0060	1.341					1.0000	11.74	469,400		
1	1010	Single Family	RC	Residual	4.383	AC 35,000.00	0.35046	5	1.00	0060	1.341					1.0000	0.38	72,100		
Total Card Land Units					5.30	AC	Parcel Total Land Area			5.30			Total Land Value		541,500					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1248	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	12	Cedar Or Redwd	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			278,542
Interior Floor 2			Net Other Adj		40,100
Heat Fuel	02	Oil	Replace Cost		318,643
Heat Type	04	Forced Air-Duc	Year Built		1973
AC Type	03	Central	Effective Year Built		1985
Bedrooms	3		Depreciation Code		F
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		36
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		64
Gas Fireplaces	0		Cns Sect Rcnld		203,900
Sq Ft Fin Bsmt	864		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1248		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
SPL1	Ing Pool - Ave	L	648	64.00	1980	A	70	C	1.00	29,000
PTO	Patio	L	500	15.00	1980	A	70	C	1.00	5,300
SHD1	Shed	L	100	21.00	1980	A	70	C	1.00	1,500
SHD1	Shed	L	120	21.00	2000	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,338	1,338	1,338	163.56	218,843
BSM	Basement	0	1,248	250	32.76	40,890
CTH	Cathedral Ceiling	0	702	70	16.31	11,449
DCK	Deck	0	336	34	16.55	5,561
UEE	Unfin. Enclosed Entry	0	30	11	59.97	1,799
Ttl Gross Liv / Lease Area		1,338	3,654	1,703		278,542

