

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
SINNOTT THOMAS A & ANGELA J 77 DEPOT ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	RESIDENTL RES LAND 1010 1010 409,000 490,100				409,000 490,100					
		0	No Sewer	0	Paved	0	Average														
SUPPLEMENTAL DATA												Total		899,100		899,100					
Alt Prcl ID		Cyclical		9																	
Scnd Home		Exemption		W																	
Tax Class T		District		Res Exem																	
Tot Fin Area 2033		Chapter Lan		GIS ID F_877897_2835730		Assoc Pid#															
Total Acres .62																					
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
SINNOTT THOMAS A & ANGELA J TT			57686	244	02-21-2023		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
SINNOTT THOMAS A & ANGELA J			12996	0027	07-01-1994		Q	I	130,000		00	2023	1010	306,800	2022	1010	257,000	2021	1010	256,500	
												1010	582,800			450,600			367,600		
												Total		Total		Total		Total			
												889,600		707,600		624,100					
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		Appraised Bldg. Value (Card)						409,000					
0080										Appraised Xf (B) Value (Bldg)						0					
										Appraised Ob (B) Value (Bldg)						0					
										Appraised Land Value (Bldg)						490,100					
										Special Land Value						0					
										Total Appraised Parcel Value						899,100					
										Valuation Method						C					
										Total Appraised Parcel Value						899,100					
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				
365	08-04-2005	AD	Addition	20,000	09-30-2006	100		18'DORMER3BRM 12X12				04-12-2013	VGS			20	Field Review				
19990390	08-25-1999	NC	New Construct	30,000	01-04-2000	100		16X18FFB/WDK/UBM				05-12-2008	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	27,007	SF	12.08	1.00000	5	1.00	0080	1.503				1.0000		18.15	490,100		
Total Card Land Units					0.62	AC	Parcel Total Land Area					0.62	Total Land Value					490,100			

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	960	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.65				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			536,456
Interior Floor 2			Net Other Adj		31,610
Heat Fuel	02	Oil	Replace Cost		568,066
Heat Type	05	Hot Water	Year Built		1939
AC Type	01	None	Effective Year Built		1993
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		28
Total Rooms	7		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		72
Gas Fireplaces	0		Cns Sect Rcnld		409,000
Sq Ft Fin Bsmt	288		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	960		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	1,169	1,169	1,169	234.47	274,090
BSM	Basement	0	960	192	46.89	45,017
DCK	Deck	0	232	23	23.24	5,393
FNS	Finished 90% Story	864	960	864	211.02	202,578
FSP	Screened Porch	0	144	29	47.22	6,799
PTO	Patio	0	224	11	11.51	2,579
Ttl Gross Liv / Lease Area		2,033	3,689	2,288		536,456

