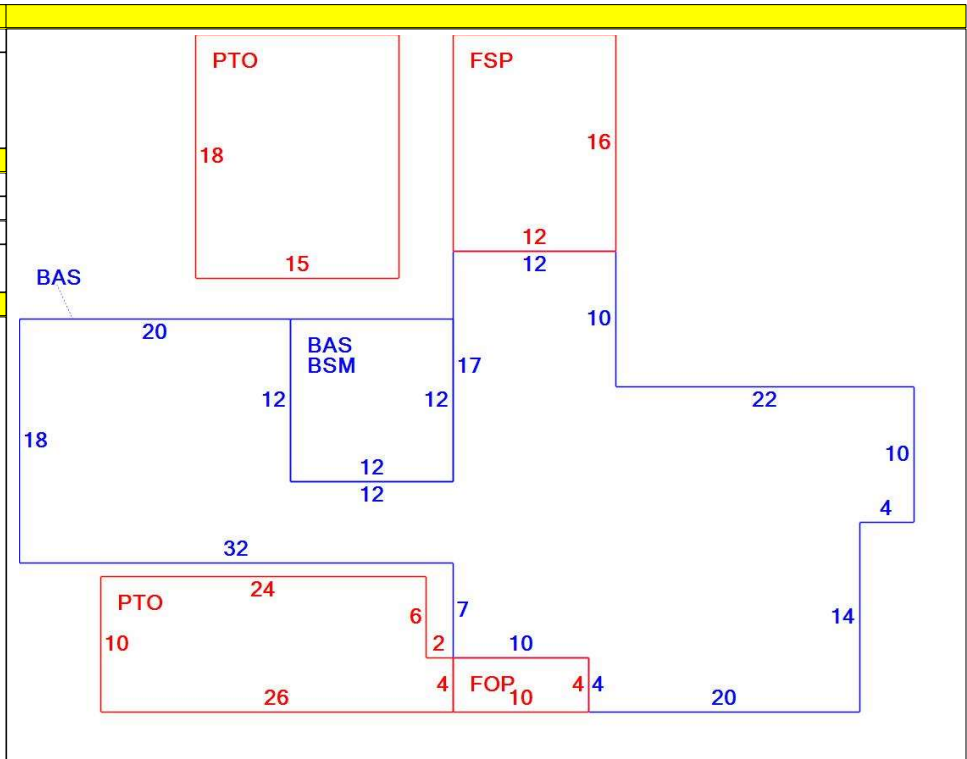


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
BOUDREAU PAUL G & JILL M C/O PB & J REAL ESTATE LLC PO BOX 1410 DUXBURY MA 02331		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	133,000	133,000									
		SUPPLEMENTAL DATA				0	Medium	RES LAND	1010	421,000	421,000									
		Alt Prcl ID		Cyclical		9		RESIDNTL	1010	900	900									
		Scnd Home		Exemption				Total		554,900	554,900									
		NEW FY2025		W																
		Tax Class		District																
		T		Res Exem																
		Tot Fin Area		Assoc Pid#																
		1416																		
		Total Acres																		
		.506																		
		Chapter Lan																		
		GIS ID																		
		F_876779_2835418																		
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
SIEGENTHALER MARK & DIANA		58298	149	09-21-2023	Q	I				700,000	00	Year	Code	Assessed	Year	Code	Assessed			
BOUDREAU PAUL G & JILL M		48564	0083	06-20-2017	Q	I				430,000	00	2023	1010	143,100	2022	1010	125,000			
CONWAY SONYA K		47474	0177	09-19-2016	U	I				1	1A		1010	451,400		1010	291,100			
CONWAY SONYA K & MAURICE B & CON		41732	0038	07-31-2012	Q	I				374,000	00		1010	600		1010	600			
LOWRY DAVID TT		40427	0031	10-11-2011	U	I				275,900	1S	Total		595,100	Total		416,700	Total		395,600
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																				
Nbhd		Nbhd Name		B		Tracing		Batch				APPRAISED VALUE SUMMARY								
0060												Appraised Bldg. Value (Card)				133,000				
												Appraised Xf (B) Value (Bldg)				0				
												Appraised Ob (B) Value (Bldg)				900				
												Appraised Land Value (Bldg)				421,000				
												Special Land Value				0				
												Total Appraised Parcel Value				554,900				
												Valuation Method				C				
												Total Appraised Parcel Value				554,900				
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			
11706	09-14-1990	AD	Addition	10,000	06-01-1991	100		PITCHED ROOF				12-21-2017	SJD	9		01	Measure - No Entry			
											04-12-2013	VGS			20	Field Review				
											03-12-2012	K-S			01	Measure - No Entry				
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	22,040	SF	14.24	1.00000	5	1.00	0060	1.341			1.0000	19.10	421,000			
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			421,000				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	144	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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	Net Other Adj		215,570
Interior Floor 2			Replace Cost		13,800
Heat Fuel	03	Gas	Year Built		229,369
Heat Type	04	Forced Air-Duc	Effective Year Built		1951
AC Type	01	None	Depreciation Code		1979
Bedrooms	3		Remodel Rating		F
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		42
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1,000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		58
Extra Openings	0		Cns Sect Rcnld		133,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	144		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	120	21.00	1984	P	35	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,416	1,416	1,416	142.29	201,483
BSM	Basement	0	144	29	28.66	4,126
FOP	Open Porch	0	40	6	21.34	854
FSP	Screened Porch	0	192	38	28.16	5,407
PTO	Patio	0	518	26	7.14	3,700
Ttl Gross Liv / Lease Area		1,416	2,310	1,515		215,570

