

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
BANNERMAN DOUGLAS K PO BOX 1564 DUXBURY MA 02331			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed							
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	191,400	191,400							
					0	Medium			RES LAND	1010	402,000	402,000							
SUPPLEMENTAL DATA										RESIDNTL	1010	39,500	39,500						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1304 Total Acres .41 Chapter Lan GIS ID F_877099_2835300				Cyclical 9 Exemption W District Res Exem Assoc Pid#						Total		632,900	632,900						
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
BANNERMAN DOUGLAS K			21938	0150	04-22-2002	Q	I	324,790		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
											2023	1010	206,300	2022	1010	179,500	2021	1010	177,700
												1010	431,000		1010	278,900		1010	264,100
												1010	29,700		1010	29,700		1010	18,200
											Total		667,000	Total		488,100	Total		460,000
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)				191,400					
0060										Appraised Xf (B) Value (Bldg)				0					
										Appraised Ob (B) Value (Bldg)				39,500					
										Appraised Land Value (Bldg)				402,000					
										Special Land Value				0					
										Total Appraised Parcel Value				632,900					
										Valuation Method				C					
										Total Appraised Parcel Value				632,900					
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		
11965	07-16-1991	NC	New Construct	14,400	01-01-1992	100		24X24 FREE STAND GAR				04-12-2013 06-11-2003	VGS KP		8 00	20 00	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	17,860 SF	16.78	1.00000	5	1.00	0060	1.341	NEXT TO SENIOR HOUSING			1.0000	22.51	402,000		
Total Card Land Units					0.41 AC	Parcel Total Land Area					0.41	Total Land Value					402,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	800	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
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			275,892
Interior Floor 2			Net Other Adj		9,750
Heat Fuel	02	Oil	Replace Cost		285,642
Heat Type	05	Hot Water	Year Built		1927
AC Type	01	None	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		191,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	800		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS	9	24
BAS BSM	16	50
BAS	12	DCK 26
24		9

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
FSP	Screen Porch	L	100	39.00	1991	A	70	C	1.00	2,700
FGR1	Garage - 1 Sto	L	576	52.00	1991	A	70	C	1.00	21,000
GNR	GENERATOR	L	1	12400.00	2021	G	85	B	1.50	15,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,304	1,304	1,304	185.54	241,939
BSM	Basement	0	800	160	37.11	29,686
DCK	Deck	0	234	23	18.24	4,267
Ttl Gross Liv / Lease Area		1,304	2,338	1,487		275,892



23 PILGRIM BY WAY

