

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
OLD CAPE REALTY LLC PO BOX 11 DUXBURY MA 02331		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed		107,500 107,500 430,100 430,100					
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	107,500								
		0		0	Medium			RES LAND	1010	430,100			VISION					
		SUPPLEMENTAL DATA																
		Alt Prcl ID Scnd Home LEASED Tax Class T Tot Fin Area 870 Total Acres .56 Chapter Lan GIS ID F_877092_2835453		Cyclical 9 Exemption W District Res Exem Assoc Pid#														
								Total		537,600	537,600							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
OLD CAPE REALTY LLC FERREIRA JOHN T		45399	0072	04-02-2015		U	I	1		1B	Year	Code	Assessed	Year	Code	Assessed		
		10056	0133	12-03-1990		U	I	85,000		1F	2023	1010	115,800	2022	1010	100,800		
											1010	461,100	2021	1010	294,700			
											1010	5,100	2021	1010	5,100			
		Total									Total	582,000	Total	400,600	Total	381,400		
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										
0060																		
NOTES																		
BUILDING PERMIT RECORD																		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result	
2013-220	12-04-2013	MN	Maintenance	4,500		100		STRIP & REROOF 12 SQUARE				12-07-2022	SJT	10		00	Measure & Listed	
290	08-18-2006	RM	Remodel	5,000		100		BATHROOM				04-12-2013	VGS			20	Field Review	
13759	07-28-1995	RM	Remodel	3,000	06-04-1996	100		RAISE ROOF LINE				06-12-2007	KP		2	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	24,394	SF	13.15	1.00000	5	1.00	0060	1.341			1.0000	17.63	430,100	
Total Card Land Units					0.56	AC	Parcel Total Land Area					0.56	Total Land Value					430,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	750	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	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	14	Carpet			154,622
Interior Floor 2			Net Other Adj		5,800
Heat Fuel	03	Gas	Replace Cost		160,422
Heat Type	04	Forced Air-Duc	Year Built		1930
AC Type	01	None	Effective Year Built		1988
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		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		107,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	750		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS		BAS BSM
	10	
12		25
		30

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	870	870	870	151.59	131,883	
BSM	Basement	0	750	150	30.32	22,739	
Ttl Gross Liv / Lease Area		870	1,620	1,020		154,622	

