

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
WELDON THOMAS M & JENNIFER C 59 S STATION ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	1,679,000	1,679,000						
				0	Medium			RES LAND	1090	1,350,600	1,350,600						
SUPPLEMENTAL DATA										RESIDNTL	1090	60,500	60,500				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4200 Total Acres 1.46 Chapter Lan GIS ID F_878611_2836683				Cyclical 9 Exemption W District Res Exem Assoc Pid#						Total	3,090,100	3,090,100					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
WELDON THOMAS M & JENNIFER C GUNSTER DONALD G HINKLEY RLTY NOMINEE TRUST HINKLEY CLARK J		40501	0242	10-28-2011	Q	I	1,365,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
		33178	0199	08-11-2006	U	I	650,000	1	2023	1090	1,311,700	2022	1090	1,112,200	2021	1090	1,043,700
		15160	0107	05-08-1997	U	I	100	1F	1090	1,178,200	1090	801,600	1090	677,000			
		13194	0055	10-07-1994	Q	I	635,000	00	1090	37,400	1090	37,400	1090	37,400			
		Total								Total	2,527,300	Total	1,951,200	Total	1,758,100		
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)				1,679,000			
0090										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				60,500			
										Appraised Land Value (Bldg)				1,350,600			
										Special Land Value				0			
										Total Appraised Parcel Value				3,090,100			
										Valuation Method				C			
										Total Appraised Parcel Value				3,090,100			
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		
047	03-07-2012	BP	Bldg Permit	31,000	07-31-2013	100		POOL		08-20-2020	SJT	10		20	Field Review		
443	12-11-2006	NC	New Construct	447,000		100		1ST1859'2ND2100'GAR		07-31-2013	BH			01	Measure - No Entry		
										04-12-2013	VGS			20	Field Review		
										07-28-2011	KP		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	1090	Multi Houses	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0090	3.661			1.0000	32.04	1,281,400	
1	1090	Multi Houses	RC	Residual	0.540 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	69,200	
Total Card Land Units					1.46 AC	Parcel Total Land Area					1.46	Total Land Value				1,350,600	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

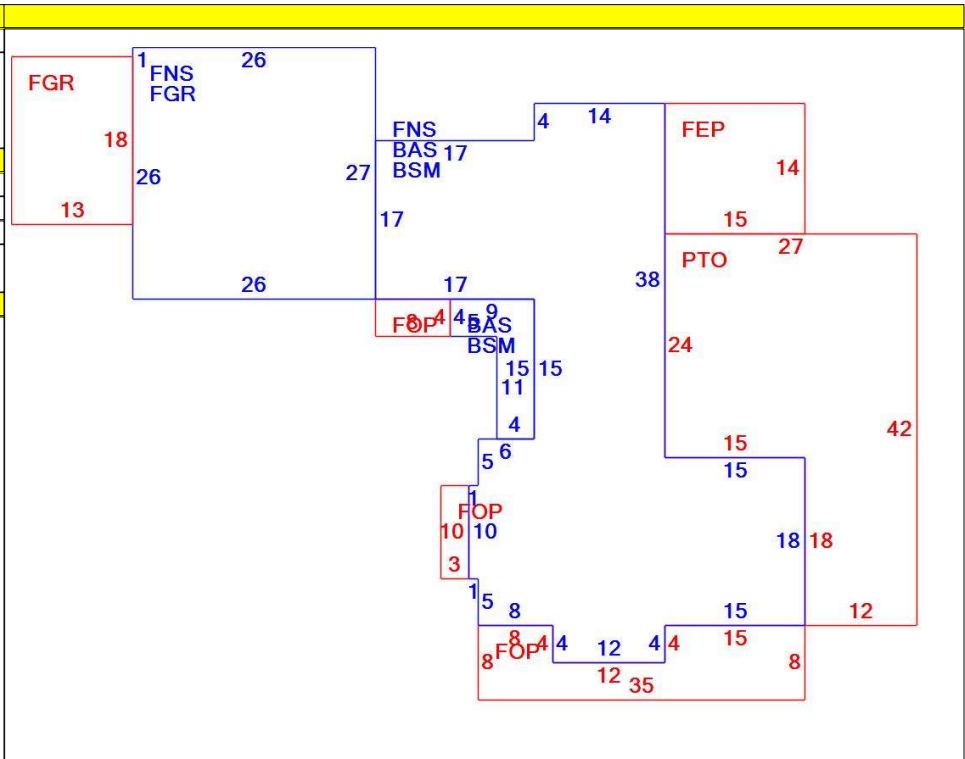
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1601	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	Adjust Type	Code	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			1,558,198
Interior Floor 2			Net Other Adj		127,875
Heat Fuel	03	Gas	Replace Cost		1,686,073
Heat Type	04	Forced Air-Duc	Year Built		2007
AC Type	03	Central	Effective Year Built		2013
Bedrooms	4		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	3		Depreciation %	8	
Total Rooms	9		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	92	
Gas Fireplaces	0		Cns Sect Rcnd		1,551,200
Sq Ft Fin Bsmt	990		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1601		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
SPL2	Ing Pool-Good	L	800	89.00	2013	G	85	C	1.00	60,500

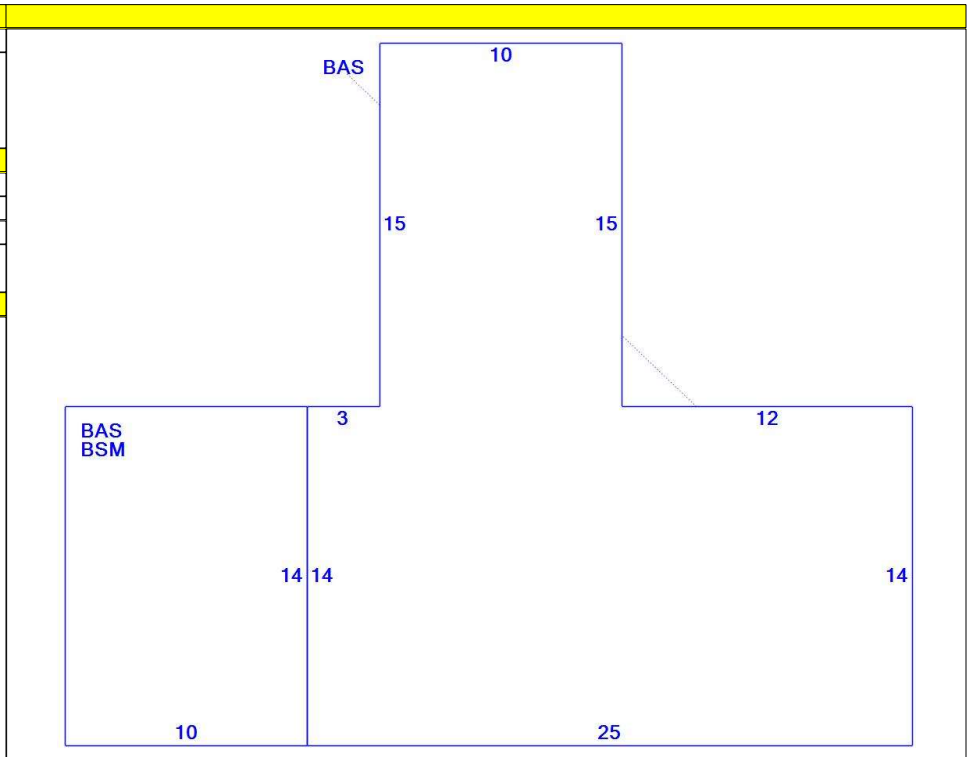
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,601	1,601	1,601	345.58	553,266
BSM	Basement	0	1,601	320	69.07	110,584
FEP	Finished Enclosed Porch	0	210	126	207.35	43,542
FGR	Garage	0	936	374	138.08	129,245
FNS	Finished 90% Story	2,001	2,223	2,001	311.06	691,496
FOP	Open Porch	0	294	44	51.72	15,205
PTO	Patio	0	864	43	17.20	14,860
Ttl Gross Liv / Lease Area		3,602	7,729	4,509		1,558,198



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		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090			1,679,000	1,679,000			
				0	Medium			RES LAND	1090			1,350,600	1,350,600			
SUPPLEMENTAL DATA						RESIDNTL	1090	60,500	60,500							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4200 Total Acres 1.46 Chapter Lan GIS ID F_878611_2836683				Cyclical 9 Exemption W District Res Exem Assoc Pid#		Total		3,090,100	3,090,100							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WELDON THOMAS M & JENNIFER C		40501 0242	10-28-2011	Q	I	1,365,000	00	Year	Code	Assessed	Year	Code	Assessed			
GUNSTER DONALD G		33178 0199	08-11-2006	U	I	650,000	1	2023	1090	1,311,700	2022	1090	1,112,200			
HINKLEY RLTY NOMINEE TRUST		15160 0107	05-08-1997	U	I	100	1F		1090	1,178,200		1090	801,600			
HINKLEY CLARK J		13194 0055	10-07-1994	Q	I	635,000	00		1090	37,400		1090	37,400			
Total								Total	2,527,300		Total	1,951,200				
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								
0090																
NOTES																
AGE 1700+_ ESTIMATE																
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		
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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0090	3.661		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					1.46	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	140	
Model	01	Residential	Bsmt Type	04	
Grade	06	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	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			179,162
Interior Floor 2			Net Other Adj		11,600
Heat Fuel	01	Wood/Coal/None	Replace Cost		190,762
Heat Type	11	Other	Year Built		1700
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	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	1		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		127,800
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	140		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	640	640	640	268.21	171,652	
BSM	Basement	0	140	28	53.64	7,510	
Ttl Gross Liv / Lease Area		640	780	668		179,162	

