

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION	
RAN DO CAROLINE TRUSTEE			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed		
CLARENDON BB2020 REALTY TRUS			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,922,700	1,922,700		
384 KING CAESR RD				0 Heavy		RES LAND	1010	1,291,000	1,291,000		
SUPPLEMENTAL DATA						RESIDNTL	1010	196,900	196,900		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4828 Total Acres .993 Chapter Lan		Cyclical 9 Exemption W District Res Exem							
GIS ID F_880122_2836336		Assoc Pid#						Total	3,410,600	3,410,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RAN DO CAROLINE TRUSTEE		53052 339	07-10-2020	Q	I	2,150,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
DONNELLY JOHN M		36866 0002	02-27-2009	Q	I	1,410,000	00	2023	1010	1,475,900	2022	1010	1,370,300	2021	1010	1,116,700
SCHERMERHORN SCOTT B		16962 0268	12-21-1998	Q	I	975,000	00		1010	1,126,200		1010	766,200		1010	647,400
RHB DEVELOPMENT INC		15605 0180	10-30-1997	U	V	300,000	1		1010	142,300		1010	142,300		1010	91,100
								Total	2,744,400	Total	2,278,800	Total	1,855,200			

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						APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name	B	Tracing	Batch											
0090															

NOTES														

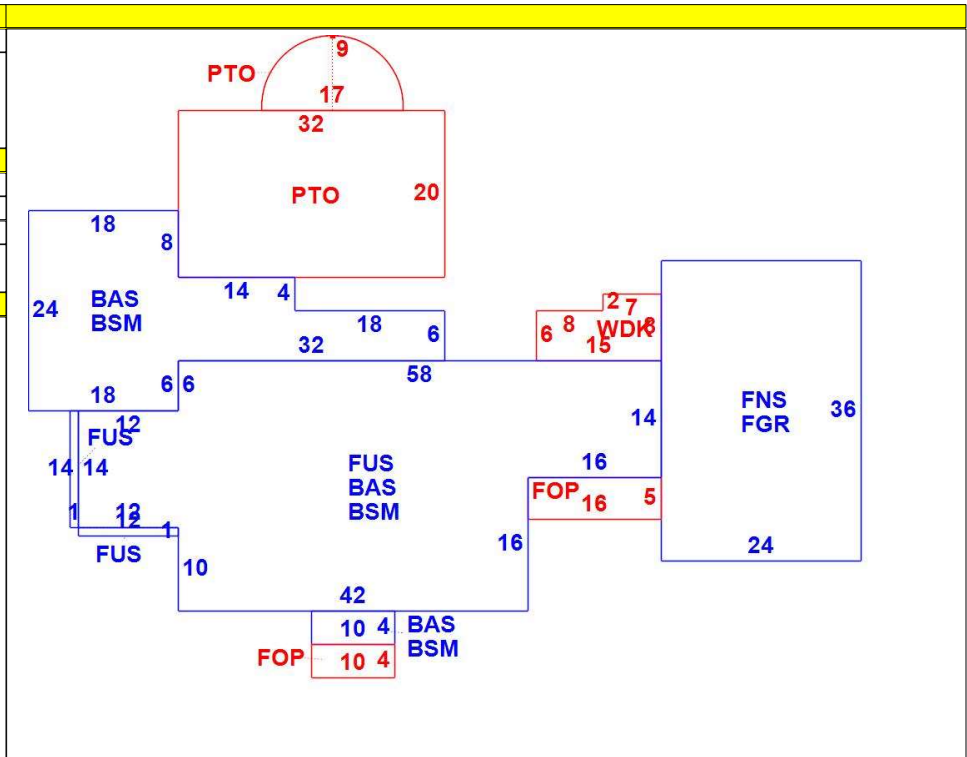
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-21-18	01-19-2021	BP	Bldg Permit	42,600		100	07-02-2021	Create new en-suite bathroom #	07-01-2021	SJD	9	1	00	Measure & Listed	
BP-20-112	07-21-2020	MN	Maintenance	150,000	03-23-2021	100		Rot Repair, Bath renovation. Fix	03-23-2021	SJT	5		20	Field Review	
30	02-22-2012	RM	Remodel	50,000		100		KITCHEN	10-21-2020	SJT	5		20	Field Review	
228-A	11-08-2011	NC	New Construct	40,000		100		372'POOLHS,110'PORTI	09-09-2020	SJT	5		20	Field Review	
228	11-08-2011	NC	New Construct	52,000	06-28-2012	100		492' POOL HOUSE	04-12-2013	VGS			20	Field Review	
133	07-25-2011	NC	New Construct	32,000		100		20X40 INGRD G POOL	08-29-2012	KP	5		09	Total Refusal	
55	05-16-2011	MN	Maintenance	20,000		100		ROOF	03-21-2012	KP		4	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	40,000	SF	8.75	1.00000	5	1.00	0090	3.661		1.0000	32.04	1,281,400
1	1010	Single Family	RC	Residual	0.075	AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.93	9,600
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			1,291,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2372	
Model	01	Residential	Bsmt Type	04	Full
Grade	13	Prime++	Unfin Area		
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	5				
Half Baths	1				
Extra Fixtures	4				
Total Rooms	11				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1304				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2372				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		1,994,514
Replace Cost		2,160,340
Year Built		1998
Effective Year Built		2010
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %	11	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	89	
Cns Sect Rcnd	1,922,700	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
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	2011	G	85	B	1.50	90,800
PHS	Pool House	L	514	143.00	2012	G	85	B	1.50	93,700
GNR	GENERATOR	L	1	12400.00	2013	A	70	C	1.00	8,700
SPL3	Ing Hot Tub	L	49	72.00	2011	A	70	B	1.50	3,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,372	2,372	2,372	349.06	827,964
BSM	Basement	0	2,372	474	69.75	165,453
FGR	Garage	0	864	346	139.78	120,774
FNS	Finished 90% Story	778	864	778	314.31	271,567
FOP	Open Porch	0	120	18	52.36	6,283
FUS	Finished Upper Story	1,678	1,678	1,678	349.06	585,718
PTO	Patio	0	762	38	17.41	13,264
WDK	Deck	0	104	10	33.56	3,491
Ttl Gross Liv / Lease Area		4,828	9,136	5,714		1,994,514

