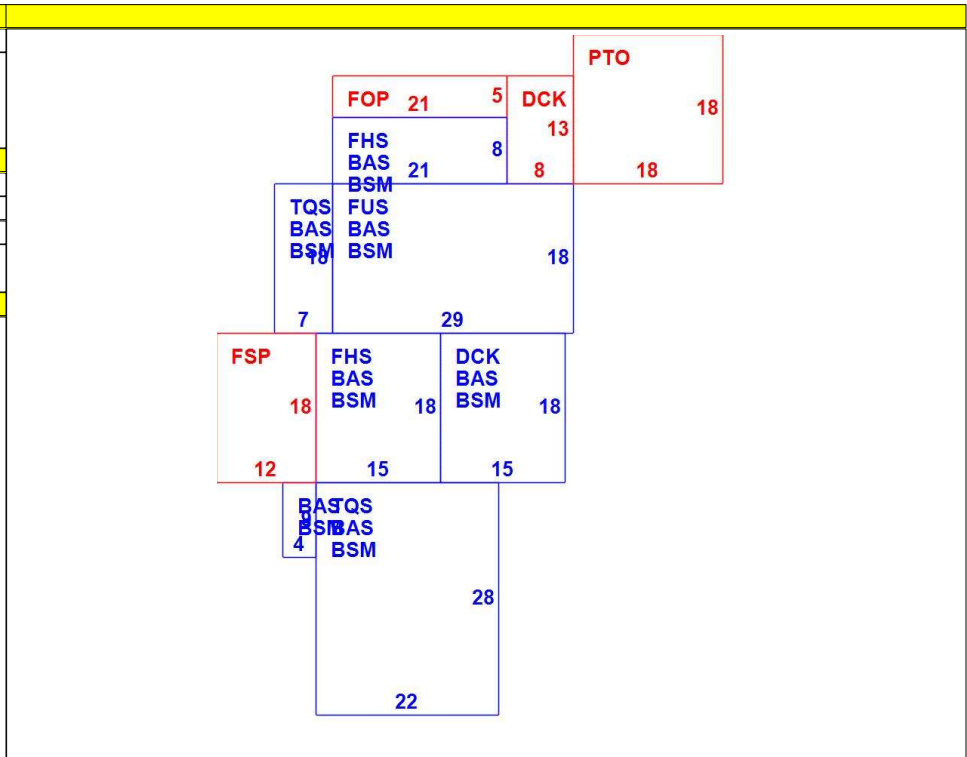


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
VALENTINE PAGE & LANCI TTS		0	Water	0	Arterial	0	Average	Description	Code			Appraised	Assessed		
VALENTINE REALTY TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			549,300	549,300		
PO BOX 1129				0	Heavy			RES LAND	1010			1,205,400	1,205,400		
DUXBURY MA 02331		SUPPLEMENTAL DATA				RESIDNTL	1010	48,900	25,800						
Alt Prcl ID		Cyclical		9											
Scnd Home		Exemption													
Tax Class T		W													
Tot Fin Area 3322		District													
Total Acres .66		Res Exem													
Chapter Lan															
GIS ID F_878761_2835096		Assoc Pid#													
						Total		1,803,600	1,780,500						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
VALENTINE PAGE & LANCI TTS		17660 0286	07-13-1999	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	545,500	2022	1010	491,000		
									1010	1,051,800		1010	717,400		
									1010	19,300		1010	27,300		
								Total		1,616,600	Total		1,235,700		
								Total			Total		1,072,400		
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							
0090															
NOTES															
ANTIQUE/TWO LARG ADDITIONS FY'91															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-21-292	07-07-2021	BP	Bldg Permit	34,000		100	09-10-2021	22 SOLAR PANELS	09-29-2021	SJT	5		01	Measure - No Entry	
BPO-21-99	03-09-2021	MN	Maintenance	13,887		100		Re-roofing entire home with Cert	09-14-2020	SJT	5		20	Field Review	
2015-53	04-16-2015	MN	Maintenance	20,442		100		REPLACE 18 WINDOWS	04-12-2013	VGS			20	Field Review	
182	11-30-2009	MN	Maintenance	4,950		100		ROOF	10-24-2012	KP	6		30	Quality Control	
14356	01-17-1997	RM	Remodel	1,000		100		5X8 BATHROOM	07-15-2008	BSB			01	Measure - No Entry	
11841	03-29-1991	AD	Addition	75,000	01-01-1992	100		2 ADDN /1 TWO STY/PC							
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	28,750 SF	11.45	1.00000	5	1.00	0090	3.661		1.0000	41.93	1,205,400
Total Card Land Units					0.66 AC	Parcel Total Land Area					0.66	Total Land Value			1,205,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	2008	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2					S
Roof Structure	03	Gable	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			736,740
Interior Floor 2			Net Other Adj		36,960
Heat Fuel	03	Gas	Replace Cost		773,700
Heat Type	05	Hot Water	Year Built		1838
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		29
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		71
Gas Fireplaces	0		Cns Sect Rcnld		549,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	04	Brick	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2008		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
FGR1	Garage - 1 Sto	L	315	52.00	1980	A	70	C	1.00	11,500
CPT	Carport	L	150	20.00	1980	A	70	C	1.00	2,100
SHD1	Shed	L	150	21.00	1980	F	55	C	1.00	1,700
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500
SLR	Solar Panels	L	22	1050.00	2021	A	70	C	1.00	23,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,008	2,008	2,008	192.86	387,271
BSM	Basement	0	2,008	402	38.61	77,531
DCK	Deck	0	374	37	19.08	7,136
FHS	Finished Half Story	219	438	219	96.43	42,237
FOP	Open Porch	0	105	16	29.39	3,086
FSP	Screened Porch	0	216	43	38.39	8,293
FUS	Finished Upper Story	522	522	522	192.86	100,675
PTO	Patio	0	324	16	9.52	3,086
TQS	Three Quarter Story	557	742	557	144.78	107,425
Ttl Gross Liv / Lease Area		3,306	6,737	3,820		736,740



50 WASHINGTON ST

