

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BAKER MATTHEW			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
131 WASHINGTON ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	2,099,400	2,099,400	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	4,234,400	4,234,400		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5945 Total Acres 2.50 Chapter Lan GIS ID F_880393_2835417		Cyclical 9 Exemption W District W Res Exem Assoc Pid#			RESIDNTL	1010	72,300	72,300		
						Total		6,406,100	6,406,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BAKER MATTHEW		56924 65	06-16-2022	Q	I	6,875,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SANDBAR NORTH LLC		49612 0313	03-22-2018	Q	I	4,400,000	00	2023	1010	1,589,700	2022	1010	1,451,900	2021	1010	1,178,200
SMITH ORIN R		10518 0249	04-14-1989	Q	I	700,000	00		1010	4,214,200		1010	3,628,900		1010	3,066,100
									1010	55,600		1010	55,600		1010	52,800
						Total		5,859,500	Total	5,136,400	Total	4,297,100				

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			2,099,400
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			72,300
Appraised Land Value (Bldg)			4,234,400
Special Land Value			0
Total Appraised Parcel Value			6,406,100
Valuation Method			C
Total Appraised Parcel Value			6,406,100

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
68	03-04-2002	RM	Remodel	10,000	05-13-2003	100		RMV GRNHSE/BLD SHOP	05-08-2023	SJD	9		12	Property Est. - No Access
13560	02-06-1995	NC	New Construct	150,000	06-04-1996	100		NUMEROUS ADDS	05-18-2018	SJD	9	8	01	Measure - No Entry
13518	12-06-1994	DM	Demolish	3,000	06-04-1996	100		21X32 SEC OF HOUSE	04-12-2013	VGS			20	Field Review
11459	12-12-1989	AD	Addition	16,000	02-28-1990	100		REROOF.INSTALL GL.DR	05-13-2003	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	1010	Single Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0090	3.661		W325	3.2500	104.12	4,164,600
1	1010	Single Family	RC	Residual	0.482 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	61,700
1	1010	Single Family	RC	Undevelop	1.100 AC	2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	8,100
Total Card Land Units					2.50	AC	Parcel Total Land Area					2.50	Total Land Value			4,234,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2214	
Model	01	Residential	Bsmt Type	03	
Grade	13	Prime++	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	6				
Half Baths	0				
Extra Fixtures	4				
Total Rooms	12				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2214				

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

COST / MARKET VALUATION	
Net Other Adj	85,800
Replace Cost	2,413,101
Year Built	1920
Effective Year Built	2008
Depreciation Code	R
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	2,099,400
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
DCK1	Residential	L	860	58.00	2005	G	85	B	1.50	63,600
GNR	GENERATOR	L	1	12400.00	2000	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,807	2,807	2,807	331.43	930,324
BSM	Basement	0	2,214	443	66.32	146,823
FGR	Garage	0	801	320	132.41	106,058
FUS	Finished Upper Story	3,138	3,138	3,138	331.43	1,040,027
PTO	Patio	0	362	18	16.48	5,966
SHP	Workshop	0	456	205	149.00	67,943
WDK	Deck	0	914	91	33.00	30,160
Ttl Gross Liv / Lease Area		5,945	10,692	7,022		2,327,301

