

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
SOCIETY OF ST MARGARET  PO BOX C  DUXBURY MA 02331			0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>	
			0	No Sewer	0	Paved	0	Average	BLDG	9600	1,275,900	1,275,900		
					0	Light			LAND	9600	4,195,400	4,195,400		
<b>SUPPLEMENTAL DATA</b>														
Alt Prcl ID				Cyclical				7	OB		9600		15,400	15,400
Scnd Home				Exemption				W						
Tax Class E				District				W						
Tot Fin Area 4162				Res Exem										
Total Acres 1.158				Chapter Lan										
GIS ID F_879778_2834677				Assoc Pid#										
Total										5,486,700	5,486,700			

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SOCIETY OF ST MARGARET			2427 0112	06-21-1955	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed
									2023	9600	988,900	2022	9600	814,600
										9600	4,218,600		9600	2,870,200
										9600	8,300		9600	8,300
Total										5,215,800	Total	3,693,100	Total	3,263,500

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 1,275,900			
			Total	0.00					Appraised Xf (B) Value (Bldg) 0			

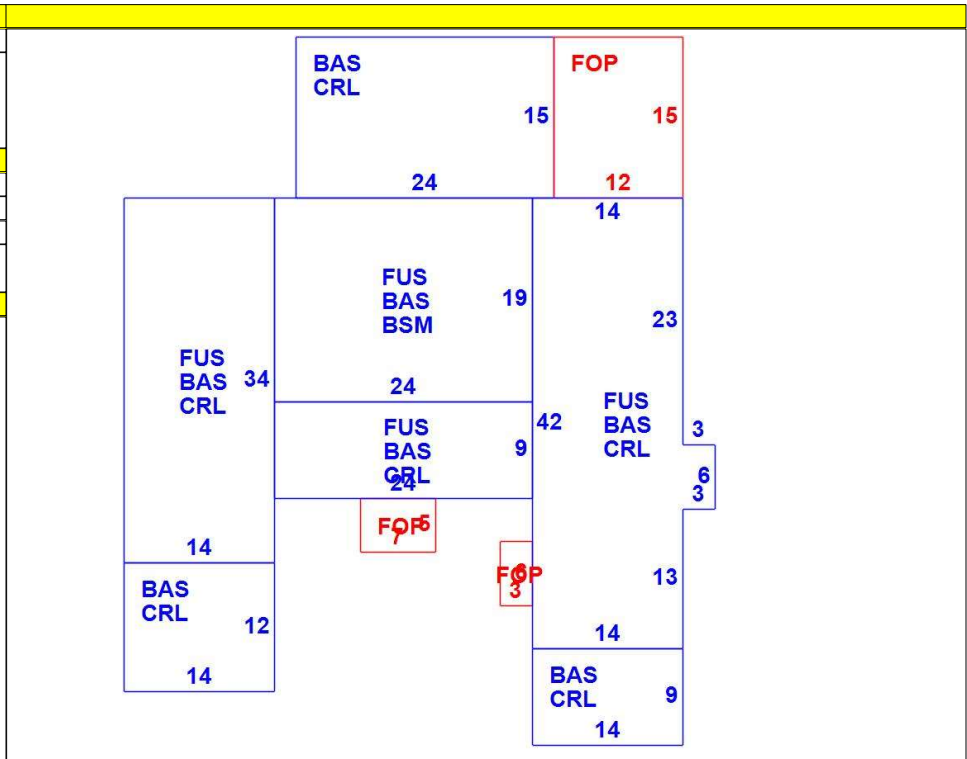
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES											
SISTERS + GUEST HOUSE WATER FRONT LOT											
										Appraised Land Value (Bldg) 4,195,400	
										Special Land Value 0	
										Total Appraised Parcel Value 5,486,700	
										Valuation Method C	
										Total Appraised Parcel Value 5,486,700	

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
EPO-23-332	07-07-2023	EL	Electric			0		SINGLE PHASE 13 KW GENER	03-02-2020	SJT	5		30	Quality Control
2019-87	02-07-2019	MS	Miscellaneous	26,000	05-28-2019	100		INSTALL 2 NEW FURNACES IN	07-15-2019	SJT	5		01	Measure - No Entry
2019-36	02-07-2019	NC	New Construct	855,000	07-15-2019	100		IN CON W/BP19-10, CONST 4 A	05-01-2019	SJT	5		12	Property Est. - No Access
2019-10	01-16-2019	AD	Addition	95,000	04-25-2019	100		FOUNDATION ONLY FOR 4 AD	04-12-2013	VGS			20	Field Review
2018-339	09-10-2018	DM	Demolish	14,500	04-25-2019	100		DEMO EXISTING GARAGE AND	04-27-2001	KP		1	00	Measure & Listed
89	03-24-2005	RM	Remodel	25,000		100		12X32 REMODEL PORCH						
19990168	04-28-1999	RM	Remodel	5,000		100		2BTHS, CLOSEST TO BAY						

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	960R	Church	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0090	3.661		W325	3.2500	104.12	4,164,600
1	960R	Church	RC	Residual	0.240 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.95	30,800
Total Card Land Units					1.16 AC	Parcel Total Land Area					1.16	Total Land Value				4,195,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	456	
Model	01	Residential	Bsmt Type	00	N/A
Grade	07	Very Good	Unfin Area	0.00	
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2	07	Pine/Wood	<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		1,130,797
Heat Type	04	Forced Air-Duc	Replace Cost		35,680
AC Type	03	Central	Year Built		1,166,477
Bedrooms	9		Effective Year Built		2019
Full Baths	4		Depreciation Code		2020
Half Baths	1		Remodel Rating		VG
Extra Fixtures	1		Year Remodeled		
Total Rooms	13		Depreciation %	1	
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor	1.000	
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good	99	
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		1,154,800
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	456		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,408	2,408	2,408	263.71	635,018
BSM	Basement	0	456	91	52.63	23,998
CRL	Crawl Space	0	1,952	0	0.00	0
FOP	Open Porch	0	233	35	39.61	9,230
FUS	Finished Upper Story	1,754	1,754	1,754	263.71	462,551
Ttl Gross Liv / Lease Area		4,162	6,803	4,288		1,130,797



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
SOCIETY OF ST MARGARET  PO BOX C  DUXBURY MA 02331			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed							
			0 No Sewer	0 Paved	0 Average	BLDG	9600	1,275,900	1,275,900							
				0 Light		LAND	9600	4,195,400	4,195,400							
<b>SUPPLEMENTAL DATA</b>						OB	9600	15,400	15,400							
Alt Prcl ID		Cyclical		7												
Scnd Home		Exemption		W												
Tax Class E		District		W												
Tot Fin Area 4162		Res Exem														
Total Acres 1.158		Assoc Pid#														
Chapter Lan																
GIS ID F_879778_2834677																
						Total		5,486,700	5,486,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SOCIETY OF ST MARGARET		2427 0112	06-21-1955	U	I		1 1	Year	Code	Assessed	Year	Code	Assessed			
								2023	9600	988,900	2022	9600	814,600			
									9600	4,218,600		9600	2,870,200			
									9600	8,300		9600	8,300			
								Total		5,215,800	Total		3,693,100			
								Total			Total		3,263,500			
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																
NO HEAT-FUNC. ADJUSTMENT																
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	960R	Church			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					1.16	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
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	07	Pine/Wood	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			203,245
Interior Floor 2			Net Other Adj		13,000
Heat Fuel	01	Wood/Coal/None	Replace Cost		216,245
Heat Type	11	Other	Year Built		1930
AC Type	01	None	Effective Year Built		1992
Bedrooms	2		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	3		Functional Obsol		15
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		56
Gas Fireplaces	0		Cns Sect Rcnd		121,100
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	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<b>CONDO DATA</b>	
Parcel Id	C
Adjust Type	B
Code	S
Description	
Factor%	
<b>COST / MARKET VALUATION</b>	
Net Other Adj	203,245
Replace Cost	13,000
Year Built	216,245
Effective Year Built	1930
Depreciation Code	1992
Remodel Rating	G
Year Remodeled	
Depreciation %	29
Functional Obsol	15
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	56
Cns Sect Rcnd	121,100
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
GAZ	Gazebo	L	324	56.00	2014	G	85	C	1.00	15,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	206.55	198,288
FOP	Open Porch	0	56	8	29.51	1,652
WDK	Deck	0	160	16	20.66	3,305
Ttl Gross Liv / Lease Area		960	1,176	984		203,245