

| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA | | | | | | | | | | | | | | | | | |
|------------------------------------|--|------------|--|--------------------------|----------|----------------------|----------|-------------------|---------|-------------------------------|------|---|----------|---------------------------------------|--|---------------------------------|--|------------|--|-------|--|------------------|--|-------|--|---------------------|--|----------------|--|------------|--|
| DUXBURY HOUSING AUTHORITY | | | | 0 | Water | 0 | Arterial | 0 | Average | Description | Code | Appraised | Assessed | | | | | | | | | | | | | | | | | | |
| 59 CHESTNUT ST | | | | 0 | No Sewer | 0 | Paved | 0 | Average | BLDG | 970R | 448,500 | 448,500 | | | | | | | | | | | | | | | | | | |
| DUXBURY MA 02332 | | | | | | 0 | Heavy | | | LAND | 970R | 304,300 | 304,300 | | | | | | | | | | | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | | | | | VISION | | | | | | | | | | | | | | | | | |
| Alt Prcl ID | | Scnd Home | | Tax Class E | | Tot Fin Area 2880 | | Total Acres .12 | | Chapter Lan | | GIS ID F_877904_2834759 | | | | Assoc Pid# | | | | | | | | | | | | | | | |
| | | | | | | Cyclical Exemption W | | District Res Exem | | | | Total 752,800 | | 752,800 | | | | | | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | | | | | | | | |
| DUXBURY HOUSING AUTHORITY | | | | 4844 0234 | | 06-27-1980 | | U I | | 10 1 | | | | | | | | | | | | | | | | | | | | | |
| Year | | Code | | Assessed | | Year | | Code | | Assessed V | | Year | | Code | | Assessed | | | | | | | | | | | | | | | |
| 2023 | | 970R | | 339,300 | | 2022 | | 970R | | 309,800 | | 2021 | | 970R | | 280,200 | | | | | | | | | | | | | | | |
| | | 970R | | 307,600 | | | | 970R | | 196,400 | | | | 970R | | 216,200 | | | | | | | | | | | | | | | |
| Total | | | | 646,900 | | Total | | | | 506,200 | | Total | | | | 496,400 | | | | | | | | | | | | | | | |
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | | | | | | | | | | |
| Year | | Code | | Description | | Amount | | Code | | Description | | Number | | Amount | | Comm Int | | | | | | | | | | | | | | | |
| | | | | | | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | APPRAISED VALUE SUMMARY | | | | | | | | | | | | | | | | | | | |
| Nbhd | | Nbhd Name | | B | | Tracing | | Batch | | Appraised Bldg. Value (Card) | | | | 448,500 | | | | | | | | | | | | | | | | | |
| 0060 | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | 0 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | 0 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Appraised Land Value (Bldg) | | | | 304,300 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Special Land Value | | | | 0 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | | | 752,800 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Valuation Method | | | | C | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | | | 752,800 | | | | | | | | | | | | | | | |
| 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 | | | |
| CPO-21-54 | | 12-16-2021 | | MN | | Maintenance | | 15,250 | | 05-26-2021 | | 100 | | | | STRIP & REROOF | | 05-26-2021 | | SJT | | 5 | | 20 | | Field Review | | | | | |
| CPO-21-1 | | 01-13-2021 | | MN | | Maintenance | | 24,000 | | | | 100 | | | | Remove 8x10sf deck on either si | | 06-09-2015 | | SJD | | 7 | | 7 | | 00 Measure & Listed | | | | | |
| 83 | | 07-28-2008 | | MN | | Maintenance | | 9,000 | | | | 100 | | | | REPL 15 WINDOWS | | 04-12-2013 | | VGS | | | | 20 | | Field Review | | | | | |
| 73 | | 07-07-2008 | | MN | | Maintenance | | 17,000 | | | | 100 | | | | REPLACE 15 WINDOWS | | 03-26-2008 | | BSB | | 1 | | 00 | | Measure & Listed | | | | | |
| 13675 | | 05-25-1995 | | MN | | Maintenance | | 1,000 | | | | 100 | | | | REP SIDE DECK | | | | | | | | | | | | | | | |
| 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 | | 970R | | Housing Auth | | NB | | Primary | | 5,227 SF | | 43.41 | | 1.00000 | | 5 | | 1.00 | | 0060 | | 1.341 | | | | 1.0000 | | 58.22 | | 304,300 | |
| Total Card Land Units | | | | | | | | | | 0.12 | | AC | | Parcel Total Land Area | | | | | | 0.12 | | Total Land Value | | | | | | 304,300 | | | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 1440 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 06 | Good | Unfin Area | 0.00 | Full |
| Stories | 2 | | | | |
| Occupancy | 2 | | CONDO DATA | | |
| 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 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | Net Other Adj | | 647,663 |
| Interior Floor 2 | 05 | Vinyl | Replace Cost | | 21,750 |
| Heat Fuel | 03 | Gas | Year Built | | 669,413 |
| Heat Type | 05 | Hot Water | Effective Year Built | | 1925 |
| AC Type | 01 | None | Depreciation Code | | 1988 |
| Bedrooms | 6 | | Remodel Rating | | A |
| Full Baths | 2 | | Year Remodeled | | |
| Half Baths | 2 | | Depreciation % | | 33 |
| Extra Fixtures | 0 | | Functional Obsol | | |
| Total Rooms | 12 | | External Obsol | | |
| Bath Style | 02 | Average | Trend Factor | | 1.000 |
| Kitchen Style | 02 | Average | Condition | | |
| Extra Kitchens | 0 | | Condition % | | |
| Fireplaces | 0 | | Percent Good | | 67 |
| Extra Openings | 0 | | Cns Sect Rcnld | | 448,500 |
| Gas Fireplaces | 0 | | Dep % Ovr | | |
| Sq Ft Fin Bsmt | 0 | | Dep Ovr Comment | | |
| FBM Quality | | | Misc Imp Ovr | | |
| Foundation | 05 | Conc Block | Misc Imp Ovr Comment | | |
| Bsmt Garage | 0 | | Cost to Cure Ovr | | |
| Bsmt Area | 1440 | | 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 | 1,440 | 1,440 | 1,440 | 203.03 | 292,362 |
| BSM | Basement | 0 | 1,440 | 288 | 40.61 | 58,472 |
| FUS | Finished Upper Story | 1,440 | 1,440 | 1,440 | 203.03 | 292,362 |
| WDK | Deck | 0 | 220 | 22 | 20.30 | 4,467 |
| Ttl Gross Liv / Lease Area | | 2,880 | 4,540 | 3,190 | | 647,663 |

