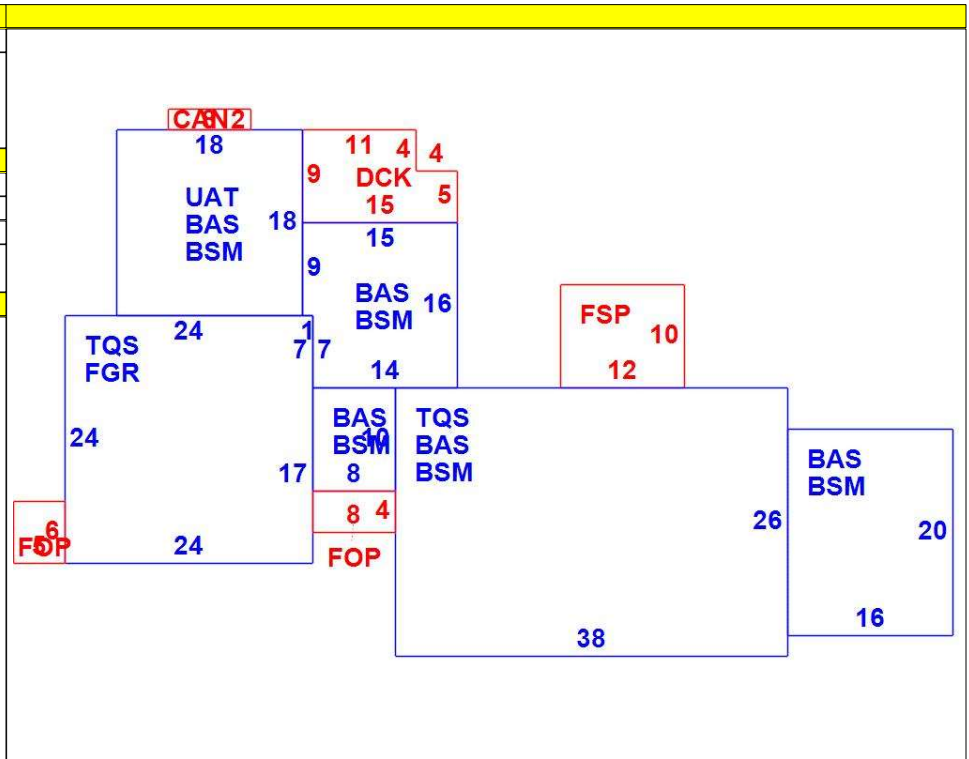


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
PRESTON ROBERT SAUNDERS			0 Water	0 One-Way	0 Average	Description	Code	Appraised	Assessed								
CRAVEN LEIGH F			0 No Sewer	0 Dirt	0 Average	RESIDENTL	1010	827,000	827,000								
42 HUCKLEBERRY LN				0 Medium		RES LAND	1010	513,700	513,700								
SUPPLEMENTAL DATA																	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3118 Total Acres 2.258 Chapter Lan			Cyclical 9 Exemption W District Res Exem			Total		1,340,700	1,340,700						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PRESTON ROBERT SAUNDERS		43664 0149	09-30-2013	Q	I	605,000	00	Year	Code	Assessed	Year	Code	Assessed				
CANTY CAROLA		43062 0126	05-14-2013	U	I	1	1A	2023	1010	614,500	2022	1010	510,800				
CANTY CAROLA TT		42719 0028	02-26-2013	U	I	1	1A		1010	610,800		1010	471,500				
CANTY CAROLA TT		32645 0246	05-09-2006	U	I	100	1A					1010	300				
								Total	1,225,300	Total	982,300	Total	706,800				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
									APPRAISED VALUE SUMMARY								
Total			0.00					Appraised Bldg. Value (Card)				827,000					
								Appraised Xf (B) Value (Bldg)				0					
								Appraised Ob (B) Value (Bldg)				0					
								Appraised Land Value (Bldg)				513,700					
								Special Land Value				0					
								Total Appraised Parcel Value				1,340,700					
								Valuation Method				C					
								Total Appraised Parcel Value				1,340,700					
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
BP-20-86	07-13-2020	BP	Bldg Permit	166,000	03-08-2021	100		Construct a 1 level 504sf addition				03-08-2021	SJT	5		05	Measure - Under Construct
2014-30	01-29-2014	NC	New Construct	24,500		100		CONSTRUCT 19.67' SHED DOR				07-31-2018	JLF	5		07	Measure - Info @ Door
												03-11-2014	SJD	9	1	02	Callback - No Entry
												04-12-2013	VGS			20	Field Review
												09-01-1999	BSB		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	0080	1.503	TOPO=DECLINE TO STREAM		TP95	0.9500	12.50	499,800
1	1010	Single Family	RC	Residual	0.200 AC	35,000.00	1.00000	5	1.00	0080	1.503				1.0000	1.21	10,500
1	1010	Single Family	WP	Undevelop	1.130 AC	2,000.00	1.00000	0	1.00	0080	1.503				1.0000	0.07	3,400
Total Card Land Units					2.25 AC	Parcel Total Land Area					2.25	Total Land Value					513,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1945	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	3				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1945				

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

COST / MARKET VALUATION	
Net Other Adj	873,311
Replace Cost	25,600
Year Built	898,911
Effective Year Built	1981
Depreciation Code	2013
Remodel Rating	R
Year Remodeled	
Depreciation %	8
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	92
Cns Sect Rcnd	827,000
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,945	1,945	1,945	227.84	443,149
BSM	Basement	0	1,945	389	45.57	88,630
CAN	Canopy	0	16	2	28.48	456
DCK	Deck	0	119	12	22.98	2,734
FGR	Garage	0	576	230	90.98	52,403
FOP	Open Porch	0	62	9	33.07	2,051
FSP	Screened Porch	0	120	24	45.57	5,468
TQS	Three Quarter Story	1,173	1,564	1,173	170.88	267,256
UAT	Unfinished Attic	0	324	49	34.46	11,164
Ttl Gross Liv / Lease Area		3,118	6,671	3,833		873,311

