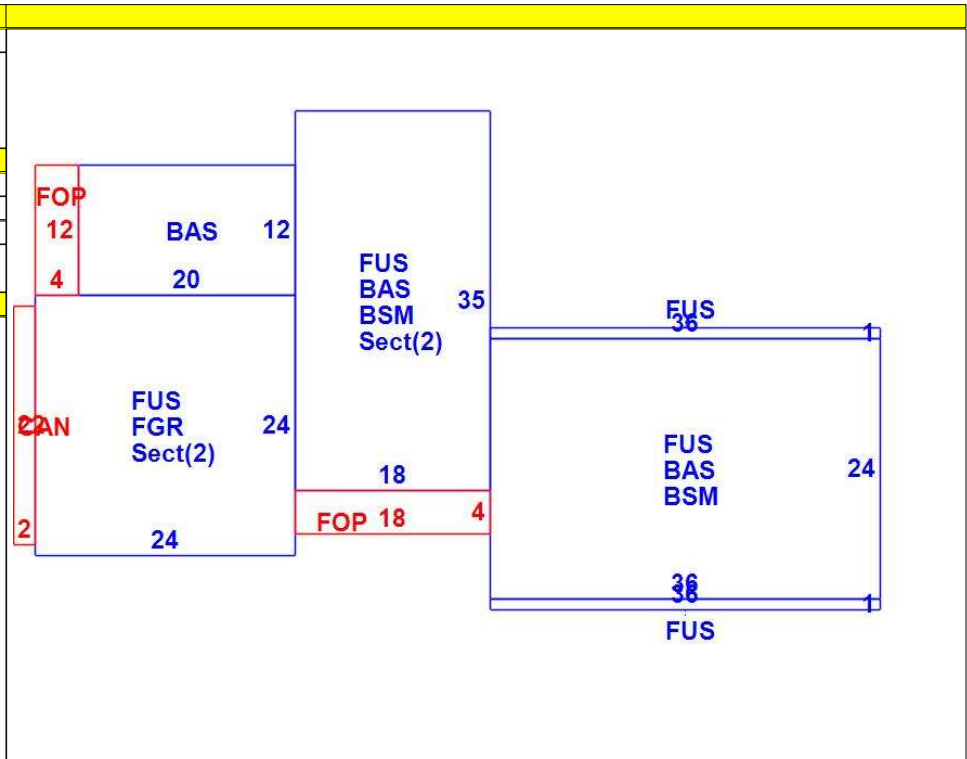


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA							
FALLS ERIC J FALLS CARRIE M 111 MEETING HOUSE RD DUXBURY MA 02332			0 Water 0 No Sewer	0 Two-Way 0 Paved 0 Medium	0 Average 0 Average	Description	Code	Appraised	Assessed			VISION					
SUPPLEMENTAL DATA						RESIDENTL RES LAND	1010 1010	860,700 532,400	860,700 532,400								
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3876 Total Acres 1.038 Chapter Lan GIS ID F_876598_2836186												Cyclical 9 Exemption W District Res Exem Assoc Pid#					
						Total		1,393,100	1,393,100								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FALLS ERIC J BERRY CHRISTOPHER P & ALLISON ALI JUDITH TR & FRATELLO V TR ALI JUDITH & FRATELLO VALERIE TRS		LCC LCC 107792 29407	125938 108157 0 0193	10-17-2017 10-24-2005 08-19-2005 11-04-2004	Q Q U U	I I I I	747,000 687,500 1 1	00 00 1F 1F	Year 2023	Code 1010 1010	Assessed 660,100 633,200	Year 2022	Code 1010 1010	Assessed 608,000 488,200	Year 2021	Code 1010 1010	Assessed 513,200 406,800
						Total		1,293,300	Total		1,096,200	Total		920,000			
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												APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				860,700				
0080									Appraised Xf (B) Value (Bldg)				0				
									Appraised Ob (B) Value (Bldg)				0				
									Appraised Land Value (Bldg)				532,400				
									Special Land Value				0				
									Total Appraised Parcel Value				1,393,100				
									Valuation Method				C				
									Total Appraised Parcel Value				1,393,100				
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			
BP-19-156	05-14-2019	DM		15,000	03-05-2020	100		DEMO GARAGE AND BREEZW	03-05-2020	SJT	5		01	Measure - No Entry			
BP-19-155	05-14-2019	AD		286,000	03-05-2020	100		900' AND 576' GARAGE ON 1ST	07-11-2019	SJT	5		12	Property Est. - No Access			
									04-13-2018	SJD	9	1	07	Measure - Info @ Door			
									04-12-2013	VGS			20	Field Review			
									11-14-2006	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	0080	1.503			1.0002	13.15	526,100	
1	1010	Single Family	RC	Residual	0.120 AC	35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.21	6,300	
Total Card Land Units					1.04 AC	Parcel Total Land Area					1.04	Total Land Value				532,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1494	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	2				
Extra Fixtures	2				
Total Rooms	11				
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	1494				

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

COST / MARKET VALUATION	
Net Other Adj	470,744
Replace Cost	1,031,064
Year Built	1955
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	70
Cns Sect Rcnd	361,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



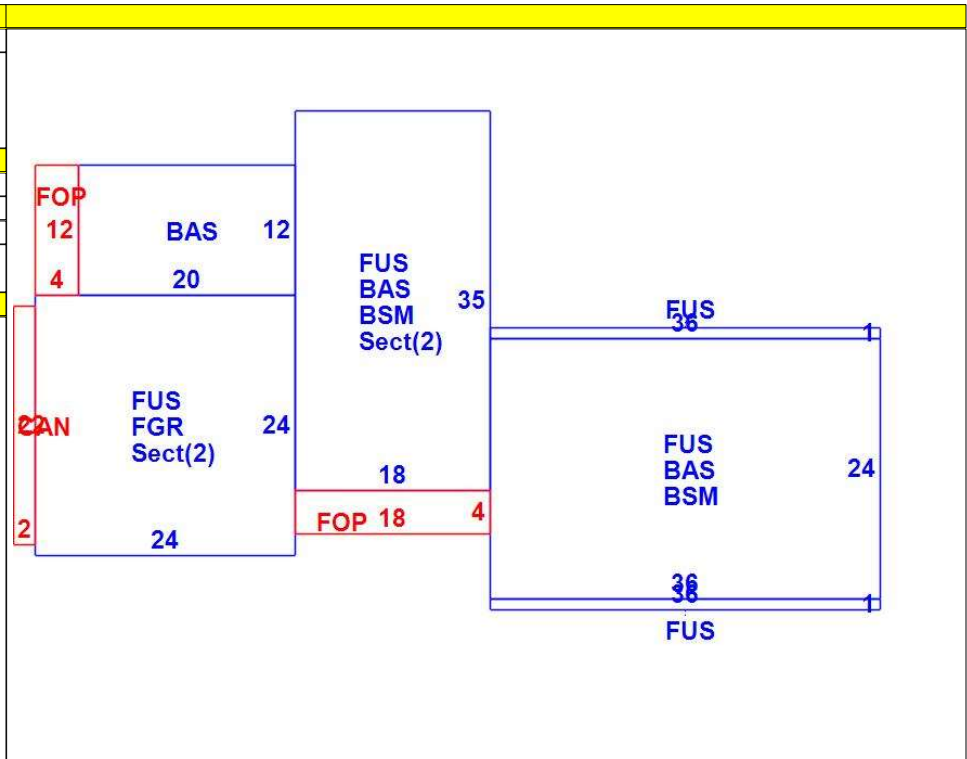
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	210.62	232,529
BSM	Basement	0	864	173	42.17	36,438
CAN	Canopy	0	44	4	19.15	842
FOP	Open Porch	0	120	18	31.59	3,791
FUS	Finished Upper Story	936	936	936	210.62	197,144
Ttl Gross Liv / Lease Area		2,040	3,068	2,235		470,744



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA					
FALLS ERIC J FALLS CARRIE M 111 MEETING HOUSE RD DUXBURY MA 02332			0 Water 0 No Sewer	0 Two-Way 0 Paved 0 Medium	0 Average 0 Average	Description	Code	Appraised	Assessed			VISION			
SUPPLEMENTAL DATA						RESIDENTL	1010	860,700	860,700						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3876 Total Acres 1.038 Chapter Lan GIS ID F_876598_2836186						Cyclical Exemption W District Res Exem	9	532,400	532,400						
						Total		1,393,100	1,393,100						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
FALLS ERIC J		LCC 125938	10-17-2017	Q	I	747,000	00	Year	Code	Assessed	Year	Code	Assessed		
BERRY CHRISTOPHER P & ALLISON		LCC 108157	10-24-2005	Q	I	687,500	00	2023	1010	660,100	2022	1010	608,000		
ALI JUDITH TR & FRATELLO V TR		107792 0	08-19-2005	U	I	1	1F		1010	633,200		1010	488,200		
ALI JUDITH & FRATELLO VALERIE TRS		29407 0193	11-04-2004	U	I	1	1F	Total		1,293,300	Total		1,096,200		
		Total						Total		920,000					
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)				860,700			
							Appraised Xf (B) Value (Bldg)				0				
							Appraised Ob (B) Value (Bldg)				0				
							Appraised Land Value (Bldg)				532,400				
							Special Land Value				0				
							Total Appraised Parcel Value				1,393,100				
							Valuation Method				C				
							Total Appraised Parcel Value				1,393,100				
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	
BP-19-156	05-14-2019	DM		15,000	03-05-2020	100		DEMO GARAGE AND BREEZW	03-05-2020	SJT	5		01	Measure - No Entry	
BP-19-155	05-14-2019	AD		286,000	03-05-2020	100		900' AND 576' GARAGE ON 1ST	07-11-2019	SJT	5		12	Property Est. - No Access	
									04-13-2018	SJD	9	1	07	Measure - Info @ Door	
									04-12-2013	VGS			20	Field Review	
									11-14-2006	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	0080	1.503		1.0002	13.15	526,100
1	1010	Single Family	RC	Residual	0.120 AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	6,300
Total Card Land Units					1.04 AC	Parcel Total Land Area					1.04	Total Land Value			532,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	08	Excellent	Unfin Area	0.00	Crawl
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2	14	Wood Shingle			S
Roof Structure	03	Gable	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		497,758
Interior Floor 2			Replace Cost		1,031,064
Heat Fuel	02	Oil	Year Built		2019
Heat Type	05	Hot Water	Effective Year Built		2018
AC Type	06	Partial	Depreciation Code		A
Bedrooms	0		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		3
Extra Fixtures	2		Functional Obsol		
Total Rooms	1		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style			Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		97
Extra Openings	0		Cns Sect Rcnld		499,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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	630	630	630	227.08	143,060	
BSM	Basement	0	630	126	45.42	28,612	
FGR	Garage	0	576	230	90.67	52,228	
FUS	Finished Upper Story	1,206	1,206	1,206	227.08	273,858	
Ttl Gross Liv / Lease Area		1,836	3,042	2,192		497,758	

