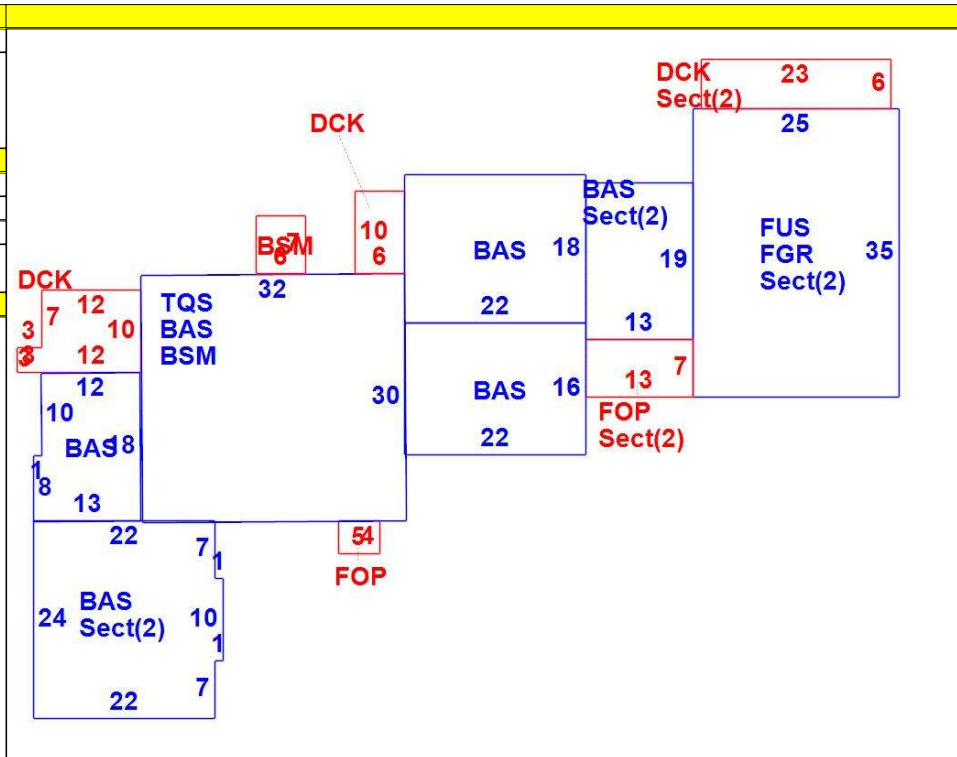


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
BEERS JOSHUA D			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed			RESIDNTL RES LAND			
BEERS CAROLINE L			0 No Sewer	0 Paved	0 Average		1010	1,025,900	1,025,900						
110 MEETING HOUSE RD		SUPPLEMENTAL DATA					1010	531,900	531,900	Total					
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4312 Total Acres 1.028 Chapter Lan GIS ID F_876715_2835975		Cyclical 9 Exemption W District Res Exem Assoc Pid#				1,557,800	1,557,800						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BEERS JOSHUA D		LCC 123389	05-13-2016	Q	I	590,000	00	Year	Code	Assessed	Year	Code	Assessed		
FIEDLER HEATHER C		LCC 119772	11-01-2013	U	I	1	1A	2023	1010	484,400	2022	1010	405,500		
FIEDLER CHAD J		LCC 116855	12-15-2011	Q	I	425,000	00		1010	632,600		1010	487,700		
MCCLUSKEY FAMILY REALTY TRUST		LCC 102735	01-24-2003	U	I	1	1F	Total		1,117,000	Total		893,200		
		Total						Total		893,200	Total		809,200		
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							
0080															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-22-491	03-02-2023	AD	Addition	191,470	05-08-2023	100	08-08-2023	PLAN BB-06= 35X25 2 CAR GA	08-23-2023	SJT	5		20	Field Review	
BPO-22-479	03-02-2023	BP	Bldg Permit	12,825	05-03-2023	100	08-08-2023	Foundation for a future garage a	05-08-2023	SJT	5		05	Measure - Under Construct	
BP-19-269	08-22-2019	AD		43,560	05-15-2020	100	01-17-2020	CONSTRUCT A 18 X 22 FAMILY	05-15-2020	SJT	5		20	Field Review	
2012-333	12-31-2012	RM	Remodel	35,000		100		RM 1274' OF 1ST LEVEL	12-19-2016	SJD	9		01	Measure - No Entry	
									07-31-2013	BH			00	Measure & Listed	
									04-12-2013	VGS			20	Field Review	
									02-02-2007	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	0.110	AC 35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	5,800
Total Card Land Units					1.03	AC	Parcel Total Land Area					1.03	Total Land Value		531,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	960	
Model	01	Residential	Bsmt Type	03	Partial
Grade	07	Very Good	Unfin Area		
Stories	1.75				
Occupancy	1				
Exterior Wall 1	30	HARDI Plank			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	465				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	960				

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

COST / MARKET VALUATION		
Net Other Adj		630,624
Replace Cost		40,840
Year Built		1,126,651
Effective Year Built		1964
Depreciation Code		2006
Remodel Rating		E
Year Remodeled		
Depreciation %	15	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	85	
Cns Sect Rcnld		570,700
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	1,932	1,932	1,932	219.42	423,927
BSM	Basement	0	1,002	200	43.80	43,885
DCK	Deck	0	189	19	22.06	4,169
FOP	Open Porch	0	20	3	32.91	658
TQS	Three Quarter Story	720	960	720	164.57	157,985
Ttl Gross Liv / Lease Area		2,652	4,103	2,874		630,624

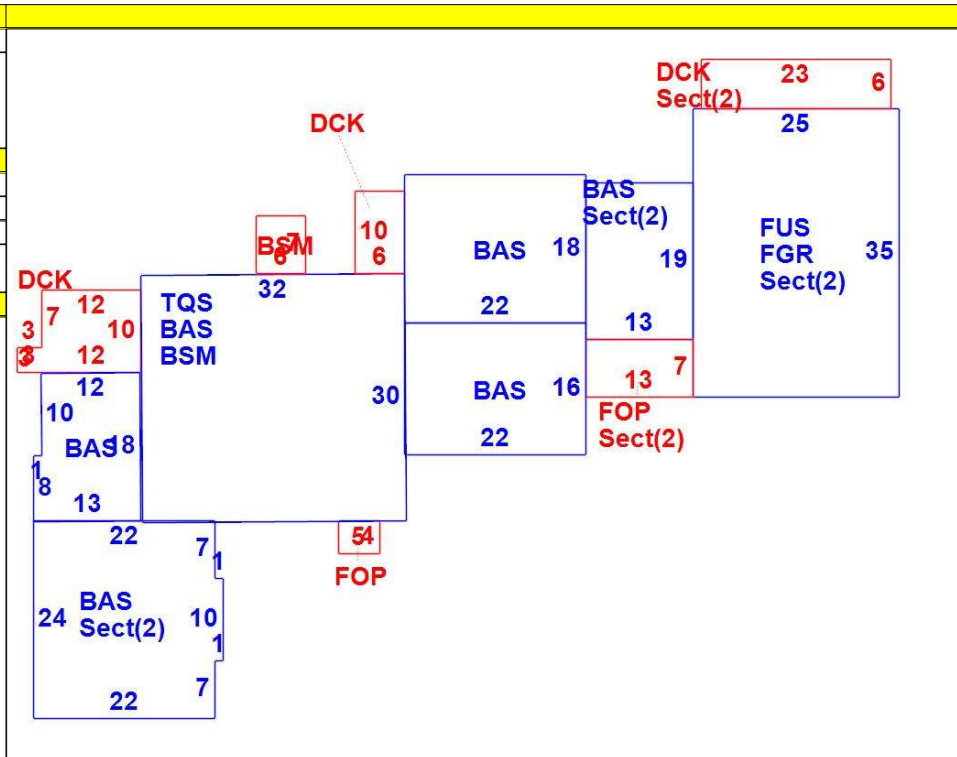


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
BEERS JOSHUA D BEERS CAROLINE L 110 MEETING HOUSE RD DUXBURY MA 02332			0 Water 0 No Sewer	0 Two-Way 0 Paved 0 Medium	0 Average 0 Average	Description	Code	Appraised	Assessed			VISION				
SUPPLEMENTAL DATA						RESIDENTL	1010	1,025,900	1,025,900							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4312 Total Acres 1.028 Chapter Lan GIS ID F_876715_2835975						RES LAND	1010	531,900	531,900							
						Total		1,557,800	1,557,800							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BEERS JOSHUA D		LCC 123389	05-13-2016	Q	I	590,000	00	Year	Code	Assessed	Year	Code	Assessed			
FIEDLER HEATHER C		LCC 119772	11-01-2013	U	I	1	1A	2023	1010	484,400	2022	1010	405,500			
FIEDLER CHAD J		LCC 116855	12-15-2011	Q	I	425,000	00		1010	632,600		1010	487,700			
MCCLUSKEY FAMILY REALTY TRUST		LCC 102735	01-24-2003	U	I	1	1F	Total		1,117,000	Total		893,200			
		Total						Total		893,200	Total		809,200			
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								
0080																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
BPO-22-491	03-02-2023	AD	Addition	191,470	05-08-2023	100	08-08-2023	PLAN BB-06= 35X25 2 CAR GA	08-23-2023	SJT	5		20	Field Review		
BPO-22-479	03-02-2023	BP	Bldg Permit	12,825	05-03-2023	100	08-08-2023	Foundation for a future garage a	05-08-2023	SJT	5		05	Measure - Under Construct		
BP-19-269	08-22-2019	AD		43,560	05-15-2020	100	01-17-2020	CONSTRUCT A 18 X 22 FAMILY	05-15-2020	SJT	5		20	Field Review		
2012-333	12-31-2012	RM	Remodel	35,000		100		RM 1274' OF 1ST LEVEL	12-19-2016	SJD	9		01	Measure - No Entry		
									07-31-2013	BH			00	Measure & Listed		
									04-12-2013	VGS			20	Field Review		
									02-02-2007	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	526,100	
1	1010	Single Family	RC	Residual	0.110	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000	5,800	
Total Card Land Units					1.03	AC	Parcel Total Land Area					1.03	Total Land Value			531,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	01	
Grade	07	Very Good	Unfin Area		Slab
Stories	2.0				
Occupancy	1				
Exterior Wall 1	30	HARDI Plank			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	3				
Bath Style	03	Modern			
Kitchen Style					
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	02	Slab			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION		
Net Other Adj		447,186
Replace Cost		1,126,651
Year Built		2023
Effective Year Built		2021
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	0	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	100	
Cns Sect Rcnld		455,200
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	785	785	785	219.42	172,248	
DCK	Deck	0	138	14	22.26	3,072	
FGR	Garage	0	875	350	87.77	76,798	
FOP	Open Porch	0	91	14	33.76	3,072	
FUS	Finished Upper Story	875	875	875	219.42	191,996	
Ttl Gross Liv / Lease Area		1,660	2,764	2,038		447,186	

