

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BIRKETT JOHN D SMITH LOUISA 45 HARRISON ST DUXBURY MA 02332		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	1,169,500	1,169,500	
		SUPPLEMENTAL DATA		0		Light		RES LAND	1090	1,289,100	1,289,100	
Alt Prcl ID		Cyclical		8		RESIDNTL	1090	121,400	121,400			
Scnd Home		Exemption		W								
Tax Class T		District		Res Exem								
Tot Fin Area 3972		Chapter Lan										
Total Acres .978		GIS ID F_880417_2840324		Assoc Pid#								
						Total		2,580,000	2,580,000			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BIRKETT JOHN D		43165	0091	06-05-2013	Q	I	1,250,000	00	Year	Code	Assessed	Year	Code	Assessed
LINSELL JAMES J & JULIANA S		33764	0251	12-01-2006	Q	I	1,307,500	00	2023	1090	897,400	2022	1090	819,900
HARVEY CHARLES M		13026	0308	07-19-1994	Q	I	413,500	00		1090	1,124,500		1090	765,100
										1090	77,600		1090	77,600
									Total	2,099,500	Total	1,662,600	Total	1,409,500

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										1,169,500			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										121,400			
Appraised Land Value (Bldg)										1,289,100			
Special Land Value										0			
Total Appraised Parcel Value										2,580,000			
Valuation Method										C			
Total Appraised Parcel Value										2,580,000			

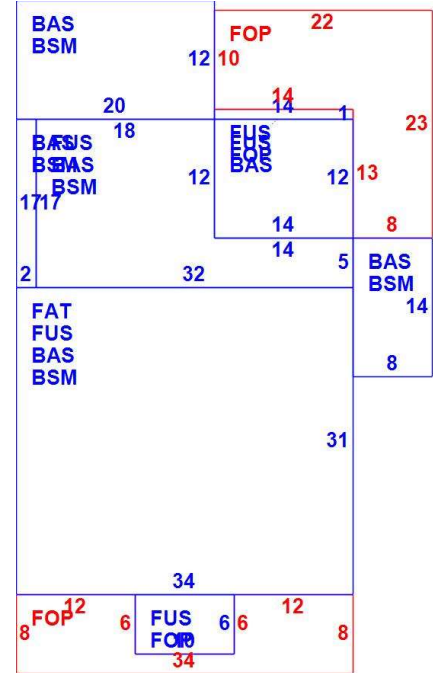
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-540	12-16-2021	RM	Remodel	21,000		100	05-24-2022	REMDL KITCHEN & 2 BATHRO		09-14-2020	SJT	5		20	Field Review
2019-45	03-14-2019	MN	Maintenance	11,000		100		REPLACE 6 WINDOWS, WOOD		06-06-2019	SJT	6		30	Quality Control
2016-15	04-20-2016	BP	Bldg Permit	35,000		100	06-05-2019	REMOVE EXISTING LINER PO		04-29-2014	SJD	9		01	Measure - No Entry
20000209	06-02-2000	AD	Addition	84,000	08-16-2002	100		2-STORY ADDITION		04-12-2013	VGS			20	Field Review
2000137	04-26-2000	RM	Remodel	10,000	02-01-2001	100		FOUNDATION		04-07-2008	BSB		1	00	Measure & Listed
19990305	07-07-1999	RM	Remodel	8,000	08-25-2000	100		BRN, CONCRETE FLR							
11710	09-18-1990	MN	Maintenance	1,500	06-01-1991	100		NEW FIREPLACE							

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	1090	Multi Houses	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0090	3.661		1.0000	32.04	1,281,400	
1	1090	Multi Houses	RC	Residual	0.060	AC 35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.95	7,700	
Total Card Land Units					0.98	AC	Parcel Total Land Area					0.98	Total Land Value			1,289,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1816	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2.5				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
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	1816				

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

COST / MARKET VALUATION			
Net Other Adj			1,229,166
Replace Cost			42,845
Year Built			1,272,010
Effective Year Built			1880
Depreciation Code			2008
Remodel Rating			R
Year Remodeled			
Depreciation %		13	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		87	
Cns Sect Rcnld			1,106,600
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
FGR1	Garage - 1 Sto	L	816	52.00	1980	A	70	C	1.00	29,700
SPL1	Ing Pool - Ave	L	800	64.00	2016	G	85	B	1.50	65,300
SHD1	Shed	L	240	21.00	1970	A	70	C	1.00	3,500
GNR	GENERATOR	L	1	12400.00	2020	E	100	C	1.00	12,400
GNR	GENERATOR	L	1	12400.00		G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,984	1,984	1,984	277.65	550,862
BSM	Basement	0	1,816	363	55.50	100,788
FAT	Finished Attic	316	1,054	316	83.24	87,738
FOP	Open Porch	0	610	92	41.88	25,544
FUS	Finished Upper Story	1,672	1,672	1,672	277.65	464,234
Ttl Gross Liv / Lease Area		3,972	7,136	4,427		1,229,166



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
BIRKETT JOHN D SMITH LOUISA 45 HARRISON ST DUXBURY MA 02332			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,169,500	1,169,500	
		SUPPLEMENTAL DATA				RES LAND	1090	1,289,100	1,289,100	
		Alt Prcl ID	Cyclical Exemption W		8	RESIDNTL	1090	121,400	121,400	
		Scnd Home	District			Total		2,580,000	2,580,000	
		Tax Class T	Res Exem							
		Tot Fin Area 3972	Assoc Pid#							
		Total Acres .978								
		Chapter Lan								
		GIS ID F_880417_2840324								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BIRKETT JOHN D		43165 0091	06-05-2013	Q	I	1,250,000	00	Year	Code	Assessed	Year	Code	Assessed
LINSDELL JAMES J & JULIANA S		33764 0251	12-01-2006	Q	I	1,307,500	00	2023	1090	897,400	2022	1090	819,900
HARVEY CHARLES M		13026 0308	07-19-1994	Q	I	413,500	00		1090	1,124,500		1090	765,100
									1090	77,600		1090	77,600
								Total		2,099,500	Total		1,662,600
								Total			Total		1,409,500

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											

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	1090	Multi Houses			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					0.98	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Bungalow	Bsmt Area	128	
Model	01	Residential	Bsmt Type	03	
Grade	02	Below Average	Unfin Area	0.00	Partial
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			87,117
Interior Floor 2			Net Other Adj		6,800
Heat Fuel	03	Gas	Replace Cost		93,916
Heat Type	11	Other	Year Built		1925
AC Type	01	None	Effective Year Built		1988
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	3		Functional Obsol		
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		67
Gas Fireplaces	0		Cns Sect Rcnld		62,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	128		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS		15
26		
BAS BSM		8
16		

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	518	518	518	160.14	82,953	
BSM	Basement	0	128	26	32.53	4,164	
Ttl Gross Liv / Lease Area		518	646	544		87,117	

