

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
EDMAN JOHN C				0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed							
EDMAN ARIANNA M				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	306,000	306,000							
783 KEENE ST						0	Medium			RES LAND	1010	361,500	361,500							
SUPPLEMENTAL DATA										RESIDNTL	1010	35,500	35,500							
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1463 Total Acres 1.246 Chapter Lan GIS ID F_860267_2855368				Cyclical 1 Exemption W District Res Exem Assoc Pid#				Total		703,000	703,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
EDMAN JOHN C		57126	222	08-12-2022		Q	I			810,000	00	Year	Code	Assessed	Year	Code	Assessed			
PLANT CHRISTOPHER		39705	0192	03-01-2011		U	I			425,000	1A	2023	1010	215,500	2022	1010	180,100	2021	1010	179,800
PLANT JONATHAN W		34257	0182	03-19-2007		Q	I			500,000	00		1010	375,900		1010	309,600		1010	258,000
TUDAN JONATHAN A		25907	0181	07-24-2003		U	I			100	1F		1010	27,900		1010	27,900		1010	27,900
TUDAN JONATHAN A		17187	0336	02-26-1999		Q	I			275,000	00	Total		619,300	Total		517,600	Total		465,700
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										APPRAISED VALUE SUMMARY						
Nbhd		Nbhd Name		B		Tracing		Batch						Appraised Bldg. Value (Card)				306,000		
0050														Appraised Xf (B) Value (Bldg)				0		
														Appraised Ob (B) Value (Bldg)				35,500		
														Appraised Land Value (Bldg)				361,500		
														Special Land Value				0		
														Total Appraised Parcel Value				703,000		
														Valuation Method				C		
														Total Appraised Parcel Value				703,000		
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					
372	08-12-2005	RM	Remodel	10,000		100		12X18 BLDG NEW BTHR		10-18-2022	SJT	10		07	Measure - Info @ Door					
156	05-04-2005	MS	Miscellaneous	8,500		100		CONSTR 12X18 UTILITY		04-12-2013	VGS			20	Field Review					
										09-30-2006	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	0050	1.000			1.0000	8.75	350,000			
1	1010	Single Family	RC	Residual	0.328	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	11,500			
Total Card Land Units					1.25	AC	Parcel Total Land Area					1.25	Total Land Value			361,500				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	06	Good	Unfin Area	0.00	None
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	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	5				
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	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	0				

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
GHSE	GUEST HOUS	L	216	172.00	2005	G	85	C	1.00	31,600
SHD1	Shed	L	264	21.00	2000	A	70	C	1.00	3,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	968	968	968	253.59	245,476
CAN	Canopy	0	32	3	23.77	761
DCK	Deck	0	218	22	25.59	5,579
FGR	Garage	0	455	182	101.44	46,153
TQS	Three Quarter Story	495	660	495	190.19	125,527
Ttl Gross Liv / Lease Area		1,463	2,333	1,670		423,496

