

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GUENTHER DAX ALEXANDER			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
GUENTHER MEAGAN LYNNE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	474,700	474,700	
286 WASHINGTON ST				0 Light		RES LAND	1010	1,242,000	1,242,000	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	17,700	17,700	
Alt Prcl ID		Cyclical 9								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 3824		District								
Total Acres .8		Res Exem								
Chapter Lan										
GIS ID F_880485_2837730		Assoc Pid#								
						Total		1,734,400	1,734,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GUENTHER DAX ALEXANDER	55228	162	06-29-2021	Q	I	1,400,000	00	Year	Code	Assessed	Year	Code	Assessed			
HETHERINGTON JAMES W	18885	0002	09-15-2000	Q	I	905,000	00	2023	1010	463,600	2022	1010	417,600			
MACNAUGHT MALCOLM W	14911	0027	01-15-1997	Q	I	535,000	00		1010	1,084,800		1010	744,600			
BENDER LOUIS P	14466	0130	06-26-1996	Q	I	457,500	00		1010	13,600		1010	13,600			
								Total		1,562,000	Total		1,175,800	Total		1,021,800

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										474,700			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										17,700			
Appraised Land Value (Bldg)										1,242,000			
Special Land Value										0			
Total Appraised Parcel Value										1,734,400			
Valuation Method										C			
Total Appraised Parcel Value										1,734,400			

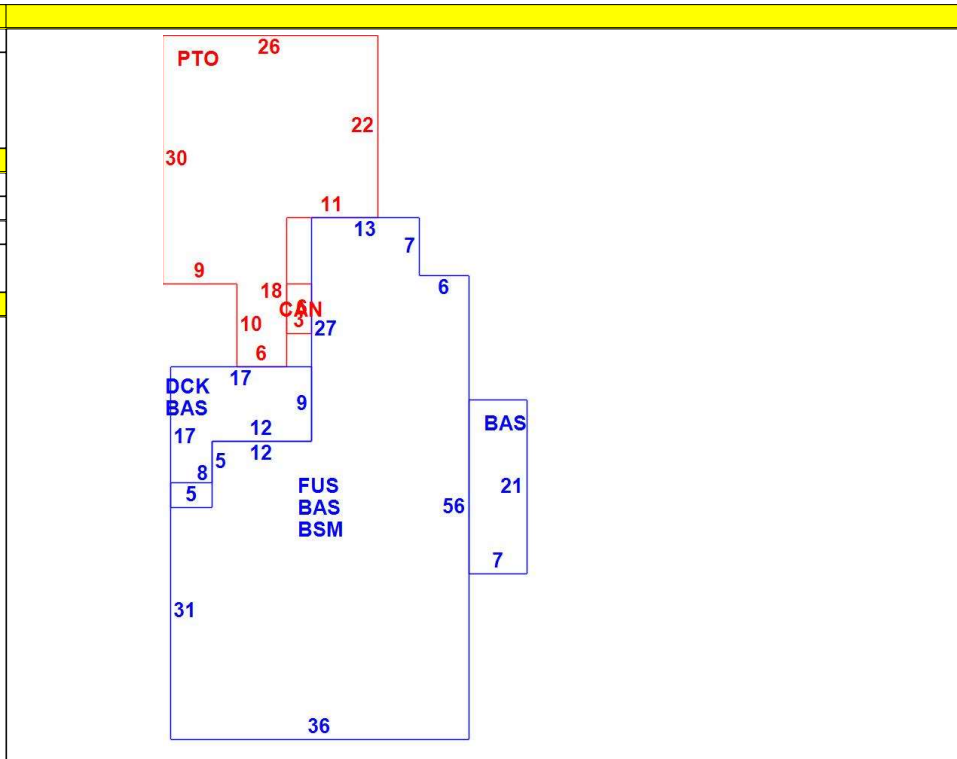
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
EPO-23-250	05-15-2023	EL	Electric			0		14KW GENERATOR & 400 AMP		08-11-2023	SJT	5		05	Measure - Under Construct
BPO-22-441	11-21-2022	MN	Maintenance	960,000	08-11-2023	55		Interior reno of existing home. N		10-25-2016	SJD	7	1	00	Measure & Listed
BP-19-331	10-01-2019	MN		3,200		100		Replace Chimney Liner and Cap.		08-08-2014	JLF	7	1	00	Measure & Listed
QP-19-69	04-10-2019	MS		3,000		100		ROOF		04-12-2013	VGS			20	Field Review
2016-109	06-30-2016	MN	Maintenance	3,796		100		REPLACE 5 WINDOWS		09-27-2012	KP	6		30	Quality Control
2015-24	03-26-2015	MN	Maintenance	2,185		100		STRIP & REROOF		07-15-2008	BSB		1	00	Measure & Listed
258	12-20-2011	NC	New Construct	25,000	07-25-2012	100		20X20 GARAGE							

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	34,848	SF	9.74	1.00000	5	1.00	0090	3.661		1.0000	35.64	1,242,000
Total Card Land Units					0.80	AC	Parcel Total Land Area					0.80	Total Land Value			1,242,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1742	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	12				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	4				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	1742				

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

COST / MARKET VALUATION	
Net Other Adj	671,917
Replace Cost	36,530
Year Built	708,447
Effective Year Built	1800
Depreciation Code	1988
Remodel Rating	A
Year Remodeled	
Depreciation %	33
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	67
Cns Sect Rcnd	474,700
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
FGR1	Garage - 1 Sto	L	400	52.00	2012	G	85	C	1.00	17,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,082	2,082	2,082	158.81	330,638
BSM	Basement	0	1,742	348	31.73	55,265
CAN	Canopy	0	18	2	17.65	318
DCK	Deck	0	193	19	15.63	3,017
FUS	Finished Upper Story	1,742	1,742	1,742	158.81	276,644
PTO	Patio	0	752	38	8.02	6,035
Ttl Gross Liv / Lease Area		3,824	6,529	4,231		671,917

