

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
FOLEY JOSEPH TT JOSEPH FOLEY FOLEY MELISSA TT MELISSA FOLEY 18 WINSOR ST				0 Water	0 Septic	0 Dead End	0 Paved	0 Average	0 Average	Description	Code	Appraised	Assessed								
DUXBURY MA 02332						0 Light				RESIDENTL	1010	835,300	835,300	VISION							
										RES LAND	1010	1,308,400	1,308,400								
SUPPLEMENTAL DATA																					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3765 Total Acres .33 Chapter Lan GIS ID F_881209_2838924				Cyclical Exemption W District Res Exem		8															
										Total		2,143,700		2,143,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
FOLEY JOSEPH TT JOSEPH FOLEY 201		48814	0176	08-18-2017		Q	I			1,325,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TUCKER THOMAS H		41379	0254	05-16-2012		U	I			1		1A	2023	1010	829,400	2022	1010	746,500	2021	1010	687,600
TUCKER THOMAS H		14455	0191	06-21-1996		Q	I			493,000		00		1010	911,700		1010	625,600		1010	538,300
WELCH CHRISTOPHER D		13454	0223	03-03-1995		Q	I			478,000		00									
GLAVIN WILLIAM G JR		12777	0258	04-01-1994		Q	I			480,000		00									
										Total		1,741,100		Total		1,372,100		Total		1,225,900	
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													
0090																					
NOTES														Appraised Bldg. Value (Card) 835,300							
														Appraised Xf (B) Value (Bldg) 0							
														Appraised Ob (B) Value (Bldg) 0							
														Appraised Land Value (Bldg) 1,308,400							
														Special Land Value 0							
														Total Appraised Parcel Value 2,143,700							
														Valuation Method C							
														Total Appraised Parcel Value 2,143,700							
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						
14816	02-18-1998	RM	Remodel	60,000	11-03-1998	100		KITCHEN&INTERIOR RM		09-23-2019	SJD			20	Field Review						
13187	05-13-1994	RM	Remodel	6,000	10-16-1995	100		BATH 3RD FL		04-18-2018	SJD	9	1	07	Measure - Info @ Door						
										04-12-2013	VGS			20	Field Review						
										06-17-2008	BSB		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	14,375	SF	19.89	1.00000	5	1.00	0090	3.661			L125	1.2500	91.02	1,308,400			
Total Card Land Units					0.33	AC	Parcel Total Land Area					0.33	Total Land Value					1,308,400			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1440	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2.35				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	1440				

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

COST / MARKET VALUATION	
Net Other Adj	974,737
Replace Cost	43,890
Year Built	1,018,626
Effective Year Built	1801
Depreciation Code	2003
Remodel Rating	E
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	835,300
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	1,893	1,893	1,893	221.18	418,692
BSM	Basement	0	1,440	288	44.24	63,700
FAT	Finished Attic	432	1,440	432	66.35	95,549
FGR	Garage	0	552	221	88.55	48,881
FSP	Screened Porch	0	364	73	44.36	16,146
FUS	Finished Upper Story	1,440	1,440	1,440	221.18	318,498
PTO	Patio	0	324	16	10.92	3,539
SHD	Attached Shed	0	126	44	77.24	9,732
Ttl Gross Liv / Lease Area		3,765	7,579	4,407		974,737

